

Appendix D Cultural Resources Supporting Information

Contains:

- AECOM, 2021a. Review of Historic Evaluation Reports to support CEQA analysis for Saratoga Retirement Community Expansion. Memorandum prepared for the City of Saratoga. February 2, 2021.
- AECOM, 2021b. Supplemental Evaluation to support CEQA analysis for Saratoga Retirement Community Expansion. Memorandum prepared for the City of Saratoga. March 23, 2021. Includes 2021 update to Department of Parks and Recreations Primary Record (DPR) 523 form for Odd Fellows Home – Saratoga.
- Garavaglia Architecture, 2020. Saratoga Retirement Community Peer-Review. Prepared for the City of Saratoga by Garavaglia Architecture, San Francisco, California.
- Urban Programmers, 2019. Historic Background Report and Review of the Proposed Development Plans for the Saratoga Retirement Community, 14500 Fruitvale Avenue, Saratoga, California. Prepared for Pacific Retirement Services, Medford, Oregon by Urban Programmers, San Jose, California.
- AECOM, 2022. Archaeological Resources Report – Saratoga Retirement Community Memorandum prepared for City of Saratoga. June 30, 2022.

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Project name:
Saratoga Retirement Community Campus
Expansion EIR

Project ref:
60649732

From:
Heather Miller, Architectural Historian
Emma Rawnsley, Project Manager/Senior
Environmental Planner

Date:
February 2, 2021

To:
Cynthia Richardson
City of Saratoga
Community Development Department
13777 Fruitvale Avenue
Saratoga, CA 95070

CC:
Debbie Pedro

Memorandum

Subject: Review of Historic Evaluation Reports to support CEQA analysis for Saratoga Retirement Community Campus Expansion

AECOM Technical Services, Inc. (AECOM) has been retained by the City of Saratoga to prepare CEQA documentation for campus expansion of the Saratoga Retirement Community located at 14500 Fruitvale Avenue (project). The property contains the 1912-constructed Odd Fellows Home (Manor Building) which is listed on the Heritage Resource Inventory of the City of Saratoga and is a historical resource for purposes of the California Environmental Quality Act (CEQA). The property also contains "The Villas" apartments built in 1979, and in the early 2000s a replacement Health Center, two apartment structures, and 19 single-story duplex cottages were constructed, as well as an expansion of the Villa apartment wings.

Impacts to historical resources will be examined in the EIR. To facilitate the CEQA analysis, AECOM reviewed technical studies already prepared for the project pertaining to historic resources for completeness and adequacy. These studies are the Historic Background Report and Review of Proposed Development Plans for the Saratoga Retirement Community prepared in 2019 by Urban Programmers, and a Saratoga Retirement Community-Peer Review memorandum prepared in 2020 by Garavaglia Architecture. This memorandum provides a summary of the previous historic studies, identifies missing information and data gaps, and suggest supplemental studies that are needed to complete the CEQA analysis for the project.

Summary of Previous Reports

In 2019, Urban Programmers completed an architectural plan review of Ankrom-Mosian Associated Architects to consult on the proposed development plan regarding the Secretary of the Interior's Standards (SOI Standards) for Rehabilitation of Historic Buildings and to prepare an historic evaluation study for the City of Saratoga to use in evaluating the proposed development in the Historic Background Report and Review of Proposed Development Plans for the Saratoga Retirement Community document.

The document summarized the previous property recordations and evaluations beginning in 1981, 1988, and the last in 2009. All three concluded that the 1912-constructed Manor Building was eligible for and listed as a Saratoga landmark and three recordations and evaluations have been approved by the City.

The 2009 recordation by Franklin Maggi attempted a more thorough evaluation of the Manor Building for its listing in the Saratoga Heritage Resource Inventory and for its eligibility for listing in the California Register of Historical Resources (CRHR). Maggi stated that the Manor Building was listed in the Saratoga Heritage Resource Inventory under local Criteria a, b, c, and d:

- a) the property exemplifies and reflects special elements of the cultural, social, economic, aesthetic, and architectural history of the City;
- b) the property is identified with persons and events significant in local history;
- c) the property embodies distinctive characteristics of the Mission Revival style, type and period; and
- d) the property is representative of a notable design of architect Ralph Warren Hart.

Maggi then stated that the Manor Building appeared eligible for the CRHR under Criterion 1 (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; Criterion 2 (Embodies the distinctive characteristics of a type, period, region or method of construction, and Criterion 3 (Represents the work of a master or possesses high artistic values). Maggi summarized the evaluation statement as “the property is significant as a special building type created to serve elderly residents during the pre-social security era, for its association with numerous important Californians during the time of construction, and as a distinctive architectural work within Saratoga’s City of Homes period, representing the work of master architect Ralph Warren Hart.” Based on AECOM’s review, this evaluation is inadequate and incomplete based on only two paragraphs of historical context provided in the DPR 523 form.

The 2019 report by Urban Programmers noted that the 2009 DPR 523 by Maggi did not evaluate the integrity of the Manor Building or site in detail, and that despite the large building program undertaken in 2002-2005 that demolished all of the historic-era buildings save for the Manor Building, the Manor Building was found eligible for listing in the CRHR. Urban Programmers stated that the current study for the proposed development project relies upon and agrees with the 2009 DPR and the determination that the Manor Building is eligible for listing in the CRHR. The document also stated that the purpose of the report was to consider the proposed expansion project and was not intended to provide a Statement of Effect for past alterations and changes that have occurred since the Manor Building was constructed in 1912 and did not provide a new or updated DPR 523 for the Manor Building or property.

Urban Programmers concluded that a redesign of Building B to reduce the height of the facade facing the Manor Building and incorporation of a color palette that differs from the historic building would bring the architectural plans of the proposed development into conformation with the SOI Standards. Urban Programmers concluded that implementation of these proposed changes to the design would not result in a significant adverse impact to the historical environment and would also conform with the General Plan and Preservation Ordinance of the City of Saratoga. Urban Programmers’ Historic Background Report and Review of Proposed Development Plans for the Saratoga Retirement Community document was sent to Garavaglia Architecture for peer review.

Garavaglia Architecture made several recommendations to the report, a majority of which were addressed in report revisions prepared in March and September 2020, including a chronology of changes to the Manor Building and campus/property and an integrity evaluation. Ultimately, Urban Programmers recommended preparation of an updated or new DPR 523 to incorporate all the changes to the property after the current phase of construction is complete.

Data Gap Analysis

The following data gaps have been identified following a review of the Urban Programmers and Garavaglia Architecture studies by AECOM’s architectural historian staff, as well as the proposed additional analysis/evaluation that is considered necessary to rectify the identified data gaps.

Evaluation, Integrity, and Period of Significance

In response to Garavaglia Architecture’s recommendations, Urban Programmers added an integrity evaluation of the seven aspects of integrity (Location, Setting, Design, Materials, Workmanship, Feeling, and Association) of the Manor Building. However, the evaluation does not appear to be adequate because it does not fully take into account the property as a whole and the changes made to the property over time, including the demolition of most of the historic-era buildings, circulation patterns, and landscaping. Additionally, in order to adequately

assess integrity of a property to convey its significance, a period of significance must be established. The 2009 DPR provided a period of significance of 1912-1958, but did not provide a clear justification for that date range beyond a mention that a new infirmary was constructed in 1958. The 2009 DPR also did not produce sufficient or adequate historical context to justify eligibility for listing in the CRHR under Criteria 1, 2, and 3. Therefore, a period of significance for the property as a whole must be established; an analysis of the seven aspects of integrity for the property is required, based on an analysis of the development of the property over time; and additional historical context must be compiled to evaluate the entire property for eligibility for listing in the Saratoga Heritage Resources Inventory and the CRHR.

Contributor and Non-Contributors / Character-Defining Features

None of the previous recordations and evaluations, nor Urban Programmers' 2019 report, included a discussion of contributing and non-contributing resources on the property, nor a discussion of character-defining features of the Manor Building, or of the property as a whole. In the plan review conformance to SOI Standards portion of Urban Programmers' report, character-defining features are mentioned in Standards 9 and 10, but this analysis is inadequate because character-defining features have not been identified. Therefore, when the property is recorded as a whole, contributors and non-contributors must be identified and character-defining features of each contributor must be identified. Identification of character-defining features is required to adequately assess potential adverse effects of a project to a historical resource.

Supplemental Analysis Required to Support CEQA

Scope of Additional Analysis

The following supplemental analysis is considered necessary in order to establish a period of significance, assess historical integrity of the Manor Building and property as a whole, identify character-defining features, and contributing and non-contributing features in order to adequately assess potential adverse effects the project may have on the City-listed historical resource.

- Supplemental survey effort to record the entire property, including any buildings, structures, landscape and site features excluded from the earlier surveys, to be recorded on an updated or new DPR 523, before construction of the proposed project;
- Establish a period of significance to justify and identify appropriate theme(s) of significance;
- Additional historical context must be compiled regarding development history of the property for analysis of the seven aspects of historic integrity of the property;
- Historical context must be compiled to evaluate the entire property for eligibility for listing in the Saratoga Heritage Resources Inventory and the CRHR;
- Identify contributing and non-contributing features of the Manor Building and/or to the property as a whole; and
- Identify character-defining features of contributing buildings and/or the property as a whole.

Cost Estimate

AECOM's original scope for CEQA documentation assumed that the existing historic evaluation documentation would be sufficient to support the CEQA analysis, and that little to no supplemental research would be required. Therefore, the following additional cost estimate is provided (see Table 1) in order for AECOM staff to complete these tasks and document them within a technical memorandum (and DPR 523 form), which will then be attached to, and summarized in, the EIR.

Table 1: Cost Estimate for Supplemental Historical Evaluation

[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]	[REDACTED]

[REDACTED]

Schedule

It is anticipated that the draft memorandum and DPR 523 Form could be submitted to the City within 2 to 3 weeks of notice to proceed. Final memorandum and report would be provided within 1 to 2 weeks of receipt of City comments on the draft.



AECOM
2020 L Street
Sacramento, CA 95811
aecom.com

Project name:
Saratoga Retirement Community Campus

Project ref:
60649732

Date:
March 23, 2021

To:
Cynthia Richardson, Consultant Planner
Community Development Department
City of Saratoga
1377 Fruitvale Avenue
Saratoga, CA 95070

From:
Trina Meiser, AECOM Architectural Historian
Emma Rawnsley, AECOM Project Manager

CC:
Debbie Pedro

Memorandum

Subject: Supplemental Evaluation to support CEQA analysis for Saratoga Retirement Community Campus Expansion Project

Introduction

In support of its review of the proposed campus expansion of the Saratoga Retirement Community (project) under the California Environmental Quality Act (CEQA), the City of Saratoga (City) has retained AECOM Technical Services, Inc. (AECOM) to provide a supplemental evaluation of potential historical resources at the Saratoga Retirement Community, also known as the Odd Fellows Home. The Saratoga Retirement Community is situated on approximately 37 acres at 14500 Fruitvale Avenue in Saratoga, near the West Valley College campus in the Fruitvale area of the city. The property contains the 1912 Mission Revival-style Saratoga Manor (Manor Building), which is owned and operated by the Independent Order of Odd Fellows and Rebekahs, one of the oldest Fraternal Orders in the world. The Manor Building is listed in the local Saratoga Heritage Resources Inventory, is eligible for the California Register of Historic Places (CRHR), and is considered a historical resource for the purposes of CEQA. The Saratoga Retirement Community property also contains the "California Villa" apartments built in 1979 and several other buildings.

AECOM conducted a survey to record the Saratoga Retirement Community property, including buildings, structures, landscape and site features excluded from the earlier surveys; compiled additional historical context regarding development history of the property and relevant historical themes; evaluated the Saratoga Retirement Community under the criteria for the CRHR and the Saratoga Heritage Resources Inventory; established a period of significance; assessed integrity; and identified character-defining features of eligible historical resources.

This supplemental evaluation was prepared to provide additional historical information pertaining to the Saratoga Retirement Community to support the assessment of potential project impacts, which will be detailed in the Environmental Impact Report prepared for the project. The supplemental evaluation is detailed on California Department of Parks and Recreation (DPR) 523 forms (see Attachment A).

Methodology

AECOM conducted an intensive survey of the Saratoga Retirement Community property on October 7, 2020, and February 16, 2021. Buildings, structures, landscape and site features were photographed and observed for alterations. Photographs and descriptions of the buildings are included on the DPR 523 forms provided in Attachment A.

AECOM conducted research to develop the construction history of the property and identify changes to the entire property over time, including changes to landscapes and circulation patterns. This research included review of historic aerial photographs and historic images of the property to establish a chronology of property development. AECOM georeferenced and compared several historic aerial photographs to illustrate the changes over time. Additional research also supplemented the historical context previously compiled for the evaluation of the property. Results of the additional research are incorporated in the historical context section on the DPR 523 forms provided in Attachment A.

Finally, AECOM evaluated the Saratoga Retirement Community under the criteria of the CRHR and the Saratoga Heritage Resources Inventory and assessed the property under the seven aspects of integrity (location, design, setting, materials, workmanship, feeling, and association) to determine eligibility for listing in the CRHR and Saratoga Heritage Resources Inventory individually or as a potential historic district.

Summary of Supplemental Evaluation

CRHR Criteria for Evaluation

Eligibility for listing buildings, structures, objects, sites, and districts (i.e., resources) in the CRHR rests on twin factors of historic significance and integrity. A resource must have both significance and integrity to be considered eligible. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible. Historic significance is judged by applying the CRHR criteria, identified as Criteria 1 through 4. The CRHR criteria are:

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

The CRHR guidelines state that historical resources eligible for listing in the CRHR must meet one of the criteria of significance and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance, but historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register of Historic Places, but they may still be eligible for listing in the CRHR. A resource that has lost its historic character or appearance may still have sufficient integrity for the CRHR if it maintains the potential to yield significant scientific or historical information or specific data.²

CRHR Evaluation Summary

The supplemental evaluation concluded that the Saratoga Retirement Community meets CRHR Criterion 1 for its significance as a pre-Social Security elder care home that provided a full suite of services, including lodging, medical care, and recreation, in early twentieth century California. The original 1912-constructed campus included the Manor Building, five Bungalows, a hospital, staff housing, and other support buildings run by a nonprofit public benefit corporation, the Independent Order of Odd Fellows. The campus is significant for its associations with the early development trend of centralized retirement communities run by fraternal organizations or charities dedicated to specific populations. The period of significance for the property extends from its 1912 construction date to 1940, when Social Security benefit payments began and senior citizen housing and retirement home trends

¹ California Code of Regulations, Title 14, Chapter 11.5, "California Register of Historical Resources," effective January 1, 1993.

² OHP (California Office of Historic Preservation), "California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register)," Available at: <https://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%2006%202011%20update.pdf>.

in California began to shift toward privately owned land developments and away from facilities targeted at specific populations. Although the Saratoga Retirement Community meets CRHR Criterion 1, it does not retain sufficient integrity to convey its significance as a full service pre-Social Security elder care home with a period of significance from 1912 to 1940. Only the Manor Building remains intact on the property, representing the recreational aspect of the Odd Fellow Home's historical suite of services. Other buildings and structures that dated to the period of significance (1912 to 1940) and contributed to the property's significance under Criterion 1 have been removed and the historical setting has been compromised by modern construction. Collectively, the changes to the property have diminished its integrity to its period of significance; thus, it is not eligible for listing in the CRHR under Criterion 1.

One building in the Saratoga Retirement Community meets CRHR Criterion 3. The Manor Building embodies distinctive characteristics of a type, period, and method of construction. The Mission Revival style, popular from 1890 through 1920 in California residential and commercial properties, was further popularized when the Santa Fe Railway and Southern Pacific Railroads implemented the style on depot buildings and hotels. Mission Revival buildings are characterized by shaped parapets and/or dormers, stucco siding, red tile roofs, and arched porches with square posts. High-style examples could also exhibit bell towers, quatrefoil windows, wide overhanging eaves, stonework, and decorative tiles. The Manor Building possesses several characteristics of the Mission Revival style, including a centralized, two-story Mission Revival-style projection entrance with domed bell towers, shaped parapet, and metal balcony; a red tile roof with moderate overhang and a block modillion cornice, stucco siding, and arched wall openings and windows. The Manor Building's 2004 alterations including two-story additions added to the rear of building with newly designed patio areas, a south wing addition, and a raised walkway and staircases have diminished the building's integrity of materials. Despite the alterations, the primary façade remains largely intact and consistent to its 1912 construction; therefore, it retains integrity of design and workmanship. The Manor Building continues to convey the feeling of a grand, Mission Revival-style elder care home hospitality building and its association because the facility still functions as an elder care home. The Manor Building is individually eligible for listing in the CRHR under Criterion 3 with a period of significance of 1912, the year it was constructed. Due to the lack of other extant period buildings and structures that comprise the campus, the rest of the Saratoga Retirement Community as a campus or a potential historic district is not eligible under Criterion 3. For the full details of the CRHR evaluation, refer to the DPR 523 form (AECOM 2021) provided in Attachment A.

Saratoga Heritage Resources Inventory Criteria for Evaluation

Eligibility for listing in the Saratoga Heritage Resources Inventory requires a site or structure to meet at least *one* of the seven criteria (*two* for Landmark status) and retain a substantial degree of architectural and structural integrity with respect to the original design. The Saratoga Heritage Resources Inventory criteria are:

- Criterion a: It exemplifies or reflects special elements of the cultural, social, economic, political, aesthetic, engineering or architectural history of the City, the County, the State or the nation; or
- Criterion b: It is identified with persons or events significant in local, county, state or national history; or
- Criterion c: It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials; or
- Criterion d: It is representative of the notable design or craft of a builder, designer, or architect; or
- Criterion e: It embodies or contributes to unique physical characteristics representing an established and familiar visual feature of a neighborhood or district within the City; or
- Criterion f: It represents a significant concentration or continuity of site, buildings, structures or objects, unified by past events or aesthetically by plan or physical or natural development; or

Criterion g: It embodies or contributes to a unique natural setting or environment constituting a distinct area or district within the City having special character or special historical, architectural or aesthetic interest or value.³

Saratoga Inventory Evaluation Summary

The supplemental evaluation considered the Saratoga Retirement Community as a campus or potential historic district and found that although the property once exemplified an aesthetically pleasing, Mission Revival-style, pre-Social Security, full service elder care home (Criterion a), it does not retain a substantial degree of historic integrity to be eligible for listing. The removal of all but one of the historic-era buildings, the roadways and paths that connected them, and the landscape design created by prominent landscape designer John McLaren (including the original terrace and small fountains in front of the Manor House), and construction of 26 modern buildings, has altered the campus to such an extent that it no longer conveys the feeling of a 1912-constructed elder care home. Additionally, the setting has changed from an 82-acre rural, isolated, agricultural and bucolic setting in the hills of Santa Clara County to a 37-acre campus completely surrounded by modern residential development. More specifically, the immediate setting of the campus has been affected by the removal of the agriculture buildings, orchards and fields, open and planned landscape areas, and the pattern and spacing between the buildings.

The Manor Building was previously listed in the Saratoga Heritage Resources Inventory under Criterion c and retains sufficient integrity to remain eligible for the Saratoga Heritage Resources Inventory.

For the full details of the Saratoga Heritage Resources Inventory evaluation, refer to the DPR 523 form (AECOM 2021) provided in Attachment A.

Character-Defining Features of the Manor Building

The character-defining features of the Manor Building are:

- Centrally located, two-story Mission Style projection entrance with domed bell towers, shaped parapet, and metal balcony
- Red tile roof with moderate overhand and a block modillion cornice
- Stucco siding
- Arched wall openings
- Arched windows
- One-over-one windows
- T-shaped plan
- Metal balconets/balconies
- Setback of the building from Odd Fellows Drive
- Curvilinear driveway at primary elevation of the Manor Building
- Centrally located sloped landscaped area along the primary elevation of the Manor Building
- The siting of the building atop a slight rise from Odd Fellows Drive.

Conclusion

The supplemental evaluation of the Saratoga Retirement Community considered the property as a campus or potential historic district and concluded that, although the property is significant under CRHR Criterion 1 as a pre-Social Security elder care home that provided a full suite of services, including lodging, medical care, and recreation, in early twentieth century California, and under Saratoga Heritage Resources Inventory Criterion a because it once exemplified an aesthetically pleasing, Mission Revival-style, pre-Social Security, full service elder care home, it does not retain sufficient integrity to be eligible for listing in either the CRHR or the Saratoga Heritage Resources Inventory. However, the Manor Building is already listed in the Saratoga Heritage Resources Inventory under Criterion c and also meets CRHR Criterion 3 for its architectural significance as a grand, Mission Revival-style elder care home hospitality building. The Manor Building is a historical resource for the purposes of CEQA, and impacts to its character-defining features may compromise its integrity and present significant impacts under CEQA.

³ City of Saratoga, "Heritage Resource Designation Form," Available at: <https://www.saratoga.ca.us/DocumentCenter/View/798/Heritage-Resource-Designation-PDF?bidId=> (accessed February 1, 2021).

Attachments

A: DPR 523 forms/HRI forms (2021, 2009, 1988, 1981)

Attachment A: DPR 523 forms/HRI forms (2021, 2009, 1988, 1981)

**14500 Fruitvale Avenue, Saratoga
DPR Form - 2021**

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____

NRHP Status Code 5S1, 3CS (Manor Building/Odd Fellows Home); 6Z (Odd Fellows Home – Saratoga Campus)

Other Listings _____
Review Code _____ Reviewer _____ Date _____

*Resource Name or #: (Assigned by recorder) Odd Fellows Home - Saratoga

P1. Other Identifier: Saratoga Retirement Community

***P2. Location:** Not for Publication Unrestricted

***a. County:** Santa Clara

***b. USGS 7.5' Quad** Cupertino, Calif. **Date** 1991

c. Address 14500 Fruitvale Avenue **City** Saratoga **Zip** 95070

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Numbers (APNs): 397-12-012, 397-12-019 & 397-40-006

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This form records one historic-era (1912) building, 26 modern (post-1971) buildings, and landscape features at the 37-acre former Odd Fellows Home property in Saratoga, now known as Saratoga Retirement Community (Photograph 1) (see Site Map for location of historic-era and modern properties). The 26 modern buildings are all less than 50 years old; therefore, they are not formally evaluated on this form. The Saratoga Retirement Community is accessed down an approximately one-quarter mile driveway, signed as "Odd Fellows Drive" off of Fruitvale Avenue (see Sketch Map). The driveway is lined with a sidewalk along the south side. A pair of entry pillars flank the west end of the driveway (Photograph 2). Immediately preceding the driveway are modern alterations completed in 2004, including red-tinted pavement with a centrally located round planter with a Canary Island Date Palm and an arched signage wall sited south of the palm next to the sidewalk. Proceeding east, the driveway is flanked with a variety of trees and shrubs, including eight mature Cabbage Palms, four of which are near the entry gates. The driveway leads to the Saratoga Retirement Community campus and intersects with modern, curvilinear roadways West Cottages Lane, McLaren Lane, and Manor Circle. Manor Circle is a reconfigured half-circle driveway along the façade of the 1912-constructed Manor House that sits atop a slight hill rise. Below the driveway is a sloped, half-circle landscaped area planted with grass and California Fan Palms. At the base of the half-circle landscaped area is a low retaining wall along a row of 22 parking spaces. Above the driveway is the heavily modified flat, terraced landscape and hardscape area in front of the Manor Building. (SEE CONTINUATION SHEET)

***P3b. Resource Attributes:** (List attributes and codes) HP3 – Multiple Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: (view, date, accession #) Photograph 1. View of façade of Manor Building from driveway, camera facing southeast, October 7, 2020

***P6. Date Constructed/Age and Source:**

Historic Prehistoric Both
1912, 1979, 2000-2004

***P7. Owner and Address:**

Grand Lodge of IOOF of California
PO Box 2669
Saratoga, CA 95070

***P8. Recorded by:** (Name, affiliation, address)

Heather Miller, AECOM
2020 L Street, Suite 400
Sacramento, CA 95811

***P9. Date Recorded:** October 7, 2020 and
February 16, 2021

***P10. Survey Type:** Intensive

***P11. Report Citation:** AECOM, "Cultural Resources Report for Campus Expansion of the Saratoga Retirement Community, 14500 Fruitvale Avenue, Saratoga, Santa Clara County." Prepared for City of Saratoga, 2021.

***Attachments:** NONE Location Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List): Site Map

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic Name: Odd Fellows Home - Saratoga
- B2. Common Name: Saratoga Retirement Community
- B3. Original Use: Retirement Home
- B4. Present Use: Retirement Home

*B5. Architectural Style: Mission Revival (Manor Building); Contemporary multi-family with Spanish details (duplexes, apartment)

*B6. Construction History: (Construction date, alterations, and date of alterations) Manor Building constructed 1912, two-story additions added at rear of building with newly designed patio areas, addition on south wing constructed in 2004, raised walkway and staircases lining facade added in 2004; new stucco siding in 2005; California Villa (apartments) constructed in 1979 with large addition added 2000-2002; Health Center building constructed 2000-2002; two new apartment structures constructed 2003-2004; 20 single-story duplex cottages constructed in 2004; Fitness Center building constructed in 2004; utilities and garage building constructed in 2004; original roadways and landscape areas graded from site in 2003 and new roadway circulation pattern and landscaping completed in 2004, including reconfigured front driveway, lawn, and fountain in front of the Manor Building; original gates moved away from their original location when a wider driveway was created at an unknown date, most likely when the eucalyptus and cypress trees lining the driveway were cut down (1939-1948), the area preceding the driveway was altered in 2004 with new red-tinted pavement with a centrally-located round planter with a Canary Island Date Palm and an arched signage wall erected south of the palm next to the sidewalk. (SEE CONTINUATION SHEET for construction history of non-extant buildings, Table 1)

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features: n/a

B9a. Architect: Ralph Warren Hart and J. Henry Boehrer (Architects of 1912 Manor Building, and other original buildings no longer extant); John McLaren (Landscape Architect); HKIT Architects (Architect of California Villa); Ankrom-Moisan Associated Architects (Health Center, Fitness Center, duplexes, and two apartment buildings)

B9b. Builder: Williams Brothers & Henderson of San Francisco (1912 Manor Building, and other original buildings no longer extant); Barry Swenson Builder of San Jose (California Villa); Barry Swenson Builder of San Jose (Health Center, Fitness Center, duplexes, and two apartment buildings)

*B10. Significance: Theme Pre-Social Security elderly housing and Mission Revival architecture Area Saratoga
Period of Significance 1912-1940 Property Type Retirement Home
Applicable Criteria CRHR Criterion 1, 3 (Manor Building only); Saratoga Heritage Resources Inventory Criteria a, b, c, d

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Previous Recordations and Studies

In 1981, Sandy Baily recorded the Manor Building on a City of Saratoga Planning Department Cultural Resources Inventory form (see attached). The form included a brief description of the Manor Building and a paragraph of historic context regarding initial construction and more recent changes to the property. The 1981 recordation lacked photographs, a significance statement, and an integrity statement. A member of the Saratoga Heritage Preservation Commission recorded the Manor Building in 1988 on a Historic Resources Inventory (HRI) form as part of the effort to create a local inventory. (SEE CONTINUATION SHEET)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: SEE CONTINUATION SHEET

B13. Remarks:

*B14. Evaluator: H. Miller, AECOM; revised by M. Wilson, AECOM

*Date of Evaluation: February 2021 (rev. March 2021)

(This space reserved for official comments.)



***P3a. Description (continued) & *P5a. Photographs (continued):**



Photograph 2: View of entrance off of Fruitvale Avenue, camera facing east, February 16, 2021.

A predominant landscape feature at the front approach (north elevation) of the Manor Building is a centrally located fountain flanked by symmetrical curved ramps that lead to the primary entrance of the Manor Building and are lined with Classical-inspired concrete balustrades. North of the fountain are two mature Canary Date Palms flanking the walkway from the driveway. A grid of sidewalks leads to four external concrete staircases with metal railings that provide access to raised walkways that line the façade of the Manor Building.



Photograph 3: View of roadways and landscaping, camera facing southwest, February 16, 2021.

CONTINUATION SHEET

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The Manor Building was completed in 1912 and was designed in the Mission Revival style (Photographs 3-5). The two-story building has a roughly T-shaped plan with prominent north-south wings on the west and east ends of the building and a third north-south wing at the rear. Replacement stucco siding covers the exterior and the building is topped with a red tile, crossed-hipped roof system with a moderate overhang and a block modillion cornice. The predominant feature of the Manor Building is the central, symmetrical, two-story projection entrance with domed bell towers and a shaped parapet. A large arched wall opening provides access to the ADA compliant entry door. Above the door is balcony with decorative metal railing outside a three-part window grouping with pilasters, topped with a pediment, and the letters "I.O.O.F." Arched recessed panels line the two stories below the domes and contain arched windows in each story. Five large arched wall openings line the façade on each side of the projecting entry, creating an arcade. A variety of window and door configurations with large arched transom windows are along the arcade to provide access into the Manor Building. Other fenestration generally consists of one-over-one in-kind replacement windows with rectangular windows in the second story and rectangular windows with arched transoms in the first story. Windows at the basement level on the east and west ends of the building are replacement fixed and one-over-one windows. Small balconets line every other window along the façade and large metal balconies with metal brackets are affixed to the north side of the north-south wings. These balconies are accessed by single doors. Basement level entry doors are on the east and west sides of the north-south wings.



Photograph 4: Detail view of facade, camera facing south, February 16, 2021.



Photograph 5: North and east elevations, camera facing southwest, October 7, 2020.

The rear of the Manor Building is bisected by the third north-south wing which creates two separate patio areas. The west patio contains a garden with an X-shaped walkway with pavers, and the east patio has red-tinted concrete with patio tables and an outdoor fireplace. Nearly identical additions line the north sides of each of the patio areas. The two-story section has a flat roof with a shaped parapet with a single-story, half-circle building section at the base and the roof serves as a balcony. Another two-story addition was constructed on the south end of the third north-south wing. This addition has a complex cross-hipped red tile roof system and a pair of double utility doors on the west side.

The remaining 26 buildings on the property **are all less than 50 years old**. The “California Villa” apartment building was originally constructed in 1979 and is sited east from the Manor Building (Photographs 6-8). It has a large, irregular footprint resulting from a large addition that was constructed between 2000 and 2002. The building is two and three stories and is topped with a brown tile, cross-hipped roof with narrow overhang. Smooth, scored stucco covers the exterior and the windows are anodized frame.

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Photograph 6: View of roadways and landscaping near California Villa, camera facing east, October 7, 2020.



Photograph 7: Entrance at California Villa, camera facing west, February 16, 2021.



Photograph 8: California Villa east elevation, camera facing southwest, February 16, 2021.

The Health Center was constructed between 2000 and 2002 and is sited south from the California Villa apartments (Photograph 9). It has a half-spoke-shaped plan with five wings. The building is a single story and is topped with a brown tile, cross-hipped roof with narrow overhang. Smooth, scored stucco covers the exterior and the windows are anodized frame.



Photograph 9: Health Center entrance, camera facing southwest, February 16, 2021.

Two semi-attached apartment buildings that were constructed between 2003 and 2004 are sited west from the Health Center and south from the Manor Building (Photographs 10-11). The northern apartment building is roughly rectangular in plan and the southern apartment building has an L-shaped plan. The buildings are both two stories and are topped with a brown tile, cross hipped roof with narrow overhang. Two-story tall balconies punctuate the exterior at regular intervals. Smooth, scored stucco covers the exterior and the windows are vinyl frame.



Photograph 10: Apartment building, camera facing west, February 16, 2021.



Photograph 11: Apartment building cover walkway, camera facing northwest, February 16, 2021.

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The Fitness Center building was constructed in 2004 and is sited north of the southern apartment building (Photograph 12). The building has an irregular plan with a large rectangular building section with a small semi-attached building section at the northwest corner. The single-story building is topped with a brown tile, cross-hipped roof with narrow overhang. Smooth, scored stucco covers the exterior and the windows are aluminum frame.



Photograph 12: Fitness Center, camera facing west, February 16, 2021.

Twenty single-story duplex cottages that were constructed in 2004 are in two areas of the campus (Photograph 13). Eight are along the west side of West Cottages Lane and 12 are along both sides of the dead-end South Cottages Lane. The duplexes are comprised of three plans, and all include integrated garages. Each building is topped with a brown tile, cross-hipped roof with a moderate overhang. Smooth stucco covers the exterior and the windows are vinyl frame.



Photograph 13: View of Duplexes on W. Cottage Lane, camera facing east, February 16, 2021.

A tall, single-story utilities and garage building constructed in 2004 is sited south from the Manor Building (Photograph 14). This irregular plan building has a three-level, flat stepped roof and has overhead garage doors on the east and north sides.



Photograph 14: View of Utilities and Garage Building, camera facing east, February 16, 2021.

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Roadways and Landscaping

The current roadway patterns on the Saratoga Retirement Community campus, including the Manor Drive half-circle driveway, were planned and paved during the early 2000s, when the majority of the site was razed, graded, and the 26 modern buildings were constructed.

The new roadways created an "island" where the Fitness Center is now sited. This portion of the campus was historically called McLaren Grove, after famed landscape architect John McLaren who is credited for the original landscape design at the Odd Fellows Home. The majority of the mature trees in the "grove" were cut down and cleared in the early 2000s, leaving only a handful of oak and evergreen trees. In their place, the campus installed a putting green, bocce ball court, and horseshoe pits. A retaining wall on the north end of the "island" is affixed with signage that reads "Odd Fellows Home Historical Park." Modern plantings around the campus consist of a variety of flowers, shrubs, and trees, including crepe myrtle, elm, oak, and maple (Photographs 15-17).



Photograph 15: View of sign at McLaren Grove, camera facing southeast, October 7, 2020.

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Photograph 16: View of modern landscaping and picnic area at McLaren Grove. Note the tall extant trees, camera facing southwest, October 7, 2020.



Photograph 17: View of modern bocce ball court, landscaping and pathways at McLaren Grove with Fitness Center in background, camera facing southwest, October 7, 2020.

HISTORIC CONTEXT

*Independent Order of Odd Fellows*¹

The Independent Order of Odd Fellows (IOOF) is a fraternal and benevolent society. The origin of its name is believed to come from a group of laborers, in odd trades or doing odd jobs, who formed a fraternity for fellowship and self-insurance to provide help in times of illness or injury when they were unable to work.

The earliest account of an Odd Fellows Lodge is of a meeting of Lodge 9 in 1748 at a Globe Tavern in England. (Since it was #9, there were probably as many or more lodges in London at that time). By 1803, the numerous Odd Fellows organizations had become unified under a central authority, later known as the Grand Lodge of England.

The Odd Fellowship, as it exists in America today, began in 1819 when five members of the English Order began meeting in the Seven Stars Inn in Baltimore, Maryland, but the authorizing charter to found Washington Lodge No. 1 did not arrive from England until the following year.

In January of 1849, a charter was issued in Philadelphia to establish the first Odd Fellowship in California as Lodge No. 1, but due to the turmoil in Yerba Buena (San Francisco) from the discovery of gold at Coloma the year before, it was not until Sept. 9, 1849, (exactly one year before California was admitted to the Union as the 31st state) that a sufficient number of members could be gathered to secure the charter.

And on that very date, the Three Link Fraternity was officially established in California, with its chain symbol of three links encircling the letters 'F',

¹ The text that follows is an edited summary of the history of the *Independent Order of Odd Fellows* from Harwood G. Kolsky's 2006 *Saratoga IOOF Cemetery: Founded 1911* report.

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'L' and 'T' standing for Fellowship, Love, and Truth.

When the first by-laws were adopted in 1850, the initiation fee was set at \$50. Quarterly dues of \$10 were expected in advance and benefits were to be paid only when a member was in need. When they added the women's lodge known as the Rebekahs in 1851, the Odd Fellows became the first national fraternity to include both men and women.

At the start of the Civil War in 1861, the IOOF had 200,000 members in 42 states. When the war ended in 1865, a great convocation of 95 regional representatives was held to reunite the Southern and Northern jurisdictions of the Order. One of three representatives from Georgia was its Grand Master, William H. Barnes, who later played a leadership role in developing the Odd Fellows Home in Saratoga.

Barnes was born in Boston in 1834, but by the time he was six, his parents had moved to Georgia. On his 21st birthday he was initiated into the Odd Fellows in Millidgeville, Georgia. As an active participant, he was appointed District Deputy Grand Master just four years later. In 1877 he came to California on a lecturing tour and, while in San Francisco, he became associated with *New Age*, a publication he later purchased. A dedication ceremony for the Odd Fellows Home at Saratoga was held on May 15, 1912, and more than 2,000 people heard William Barnes speak as the featured orator. During his many years of membership in California Odd Fellow Lodges, Barnes held important positions until, in 1893, he was elected Grand Scribe, an office he held for 28 years until his death. When he died in 1921 at the age of 87, Barnes was buried in the Saratoga Odd Fellows Home Cemetery on a hill behind the Saratoga Retirement Community. His is the largest and only stone monument which stands erect in the cemetery.

When the American Order was founded in Baltimore, that city was in the grip of both a severe yellow fever epidemic and mass unemployment. While the English Odd Fellows was (and still is) primarily a mutual insurance fraternity and had the major objective of financial relief, it seemed appropriate for the Americans to broaden that goal, including the "duty to visit the sick, relieve the distressed, bury the dead and educate the orphans," duties relevant to the earlier plight in Baltimore. By 1834, the Odd Fellows in North America had become Independent, having severed their ties with the Order in Britain.

Burying the dead was taken very seriously by Odd Fellows, and most new lodges purchased land and established cemeteries in towns or cities. Cemeteries were often open to the public and plots were sold for a few dollars each. Many California lodges still own and operate cemeteries and, in some communities, the major cemetery is the one owned by the Odd Fellows.

Educating the orphans was also an important obligation, and orphans of Odd Fellows and Rebekahs could expect to receive a high school education through help from the lodge. In the late 1800's, authority was granted to establish the Odd Fellow – Rebekah Children's Home in Gilroy. Today the Rebekahs still operate this facility for children, of members and others alike, who have special problems and needs.

The Odd Fellows have played other important roles in California's early history. Many small towns had an IOOF Hall which often served as a general meeting place for other organizations and as an early town hall; many older IOOF buildings can still be found in rural areas. Membership in the order has been held by four U.S. Presidents, by several California Governors, including Earl Warren, and by many other prominent citizens.

The Odd Fellowship is based on the Fatherhood of God and the brotherhood of man. Members must believe in a Supreme Being, the Creator and Preserver of the Universe, be of good moral character, and be loyal to their country. The organization has non-denominational prayers at its meetings, but the expression of private religious beliefs or personal political opinions is strictly forbidden, as expressed in this verse from a song in one ritual:

A Temple where no narrow creed protects a chosen few;
It holds alike deserved heed to Christian, Turk and Jew.

From a peak membership of more than 2 million members in the 1920s, the Odd Fellows had declined to about 1.25 million members in 2006. Locally, the Odd Fellows and Rebekahs have lodges in Campbell, Cupertino, San José, Santa Clara, Sunnyvale, Mountain View, Palo Alto and Gilroy, in addition to the two Odd Fellows Lodges and three Rebekah Lodges in Saratoga. As of 2006, there were 28 members living in the California Villa who had previously lived in the Manor when it was the original Odd Fellows Home in Saratoga.

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The Odd Fellows Home in Saratoga²

The first Odd Fellows Home in California opened in 1895 in Thermalito, in Butte County three miles from Oroville. It was established in the old Bella Vista Hotel on the banks of the Feather River. The Grand Master of the Lodge tried to visit the Home in Thermalito in February 1909 after heavy rains had washed out the roads and, as he reported, "... in many places, the water ran over the top of the buggy bed." A Committee of stalwart Odd Fellows was appointed in 1906 to search for an ideal site for a new modern Odd Fellows Home. Grand Lodge was held in Santa Cruz that year and was six weeks late due to "The Grand Calamity" - the April earthquake and fires in San Francisco. Over the next two years the Committee investigated over 80 locations throughout 11 counties. Strict guidelines had been established by Grand Lodge: the property had to contain no less than 40 acres, nor more than 120 acres. The land must be fertile and tillable. The water must be pure, the conditions healthy. It must be near good markets and close to a population center. Last, but not least, it must be within three hours travel time of San Francisco, but they didn't specify by what means of transportation.

When the final four locations were selected, one was in Napa County, but it was considered too expensive and the owner refused to give an inch. The other three were in Santa Clara County, considered the garden spot of California. One turned out to be too small. One had been sold by the time the committee got there. That left the Sellinger place near the unincorporated village of Saratoga. The committee felt this property was suitable and went so far as to have samples of water sent off for analysis. But before the report was returned, another property was offered for consideration. Near the Sellinger place was another place, 82 acres of rolling hills, over 60 acres of which were orchards: apricots, pears, prunes, plums, apples and citrus. There was a beautiful avenue leading to the place, either side of which contained large Eucalyptus and Cypress trees. The property was known as Oakwood Farm. The Committee bought it for \$16,000. The deal was finalized in March 1908.

A competition was held for designing plans for a new Home to be placed on the Oakwood Farm site. Less than a year later, the \$400 first prize was awarded to San Francisco design team Ralph Warren Hart and J. Henry Boehrer. The plans called for common cottage plan with an administration building of two stories and basement containing offices, reception room, kitchen, storerooms in the basement, and rooms on the second floor for 75 residents. There was to be a hospital building for 40 patients, 11 cottage bungalows for residents, separate buildings for laundry, stables for six horses, wagon and buggy sheds, and a cow barn for 20 cows. Promissory notes totaling \$150,000 were sold at 6% interest payable in 10 years; these were quickly snapped up by Odd Fellows Lodges and members of the Order. John McLaren of Golden Gate Park fame laid out the grounds at no expense to the Order, as he was a brother Odd Fellow. McLaren was the acclaimed Parks Superintendent who was influential in the creation and design of Golden Gate Park in San Francisco. In 1912, he was also Landscape Engineer for the Panama Pacific International Exposition and worked as a horticultural consultant for the Palace of Fine Arts. The bell installed in one of the towers that signaled mealtimes came from the ship Pensacola, compliments of the Navy Department. Also, before the Odd Fellows' Home was completed, a cemetery was constructed on a hill south the community. Burials were conducted here from 1911 to the present.

On October 7, 1911, the cornerstone was laid for the Administration Building during a massive ceremony with over 1,500 members from all over the state in attendance. On May 15, 1912, with an estimated construction cost of \$300,000, the Odd Fellows' Home was officially opened during a commencement ceremony attended by 2,000 people. It was subsequently established under the name Odd Fellows Home of California, as a nonprofit public benefit corporation. The Odd Fellows of California then moved 150 elderly residents 200 miles by train from Thermalito to Saratoga beginning at 5 a.m. on November 18th of that year. The Odd Fellows archive lists this event as "The Great Move." The railroad operators conducted them free of charge. By 11 p.m., all the residents were successfully resettled.

The current three-story (including basement) Manor Building includes a 180-seat dining room, and living room with a library nook, an assembly hall, administrative offices, and a small sitting room. The assembly room was furnished by IOOF member William H. Barnes with a carpeted area containing heavy oak chairs, a raised stage, and a pipe organ. The hall was subsequently named in his honor.

Five large cottage bungalows (reduced from the 11 bungalows proposed in the original plans) containing twelve to 20 rooms in each arranged in a symmetrical north-south row located southeast of the Manor Building. The gardener's cottage, cook building, and chicken coop buildings (later repurposed as the Nursery and Educational building for the Saratoga Community Garden in 1972) were all built in 1915, at the far southern end of the property. The hospital/ infirmary was constructed in 1912 and located south of the Manor Building. The Grand Fellows Lodge was constructed in 1960 and located east of the Manor Building. The property was later expanded to 101 acres, but by the early 1970s, the orchard

² Numerous histories have been prepared regarding the development and construction of the Odd Fellows Home in Saratoga, including Urban Programmers' 2019 *Historic Background Report and Review of Proposed Development Plans for the Saratoga Retirement Community* and Harwood G. Kolsky's 2006 *Saratoga IOOF Cemetery: Founded 1911 report which included a history written in 1992 for the Home's 80th anniversary* by Assistant Administrator Geri Rush. An edited summary of the development of the Odd Fellows Home in Saratoga from Geri Rush and Urban Programmers' 2019 report is provided below.

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was sold off. A ten-acre section of land in the far south of the property was leased to the City of Saratoga for \$1 per year. On June 13, 1987, the Saratoga Community Garden was closed by the Odd Fellows who were considering developing the land. Over the years, the campus shrunk until now it comprises only 37 acres— less than half of its original size.

In July of 1956, a fire occurred in the hospital/infirmary, causing \$2,000 worth of damage. No residents were harmed, but this led to the building of a new infirmary. At a cost of \$80,000 the new infirmary wing was opened on Sunday, May 10, 1959. The infirmary was rebuilt yet again in 1973.

The “California Villas” apartment building addition was added in 1979 and located to the east of the Manor Building with 79 rooms. It was designed by HKIT Architects and built by Barry Swenson Builder of San Jose. This new development was concurrent with the razing of the original five cottages built in 1912.

In the early 1990s, a major rehabilitation and expansion was planned for the property. The Health Center was built in 2000-2002. Between 2002-2005, the Community built a \$50.4 million expanded campus by renovating the Manor Building’s administration offices, the Seven Stars Tavern, a large library, beauty and massage salon, a gift shop, arts and crafts rooms, a woodworking center, a computer lab, and a wine tasting room. In addition, the renovation project included constructing a fitness center, indoor pool, a redesign of the front lawn, a park and walking trails, bocce ball court, adding one-bedroom apartments, two-bedroom cottages, and laying completely new roadways. This included the removal of the old cow barns, gardener’s cottage, cook building, and chicken coop buildings. As part of the work, the Manor Building was seismically upgraded, new electrical, plumbing, heating and air conditioning systems were installed, and ramps to meet the accessibility code were installed. The exterior plaster was repaired or removed, and the building completely covered with new stucco.

In 2014, a \$200,000 renovation of the California Villa for memory care was completed which modernized the first floor, and the reception area. Additionally, a \$160,000 parking lot expansion was completed.

The Odd Fellows of California purchased a second retirement home in Napa in 1992. These two institutions (Odd Fellows Homes of California and Odd Fellows Housing of Napa) were later merged into one as the Odd Fellows Homes of California. They are governed by a 13-member Board of Directors. In 1999, management over the community was entrusted to Pacific Retirement Services, Inc. (PRS). The complex is known today as Saratoga Retirement Community and is the oldest continuously operating retirement community in California.

Social Security and Elder Care Trends

For much of U.S. history, financial security in old age was generally provided by one’s children, however as the nation industrialized, workers left for urban areas leaving their elderly family members behind in predominantly rural areas, thereby interrupting the extended family elder care model.³ The earliest known retirement community in the United States is the 13-acre Kearsley retirement community in Pennsylvania, established in 1772 by Dr. John Kearsley for widowed members of his church congregation.⁴ Similar iterations of retirement communities like Kearsley were established throughout industrialized areas and **targeted at specific groups, such as the Sailor’s Snug Harbor caring facilities for retired seamen** established during the 1800s in New York and Boston.⁵ Many of the elder care facilities established in California during the nineteenth and early twentieth centuries followed this same model, either established and operated by fraternal organizations or charities and targeted at specific groups or by state and local agencies for impoverished populations. Scientific advances in health care, nutrition, and sanitation resulted in longer life expectancies, rising by a full decade between 1900 and 1930, thereby increasing the senior population.⁶ This increase also led to the establishment of retirement communities and land development schemes targeted at the elderly. The Great Depression highlighted issues of elderly impoverishment. **California’s 1929 Old Age Security Act was the first mandatory state pension plan** in the nation, but the Great Depression **highlighted the plan’s inadequacies**. The national Social Security Act was signed into law in 1935, taxes were collected for Social Security beginning in 1937, and regular ongoing monthly benefits began in 1940.⁷ By the 1950s, retirement communities became a significant feature of the American suburban landscape, and trends began to shift away from centralized homes to more sprawling, age-restricted, land development “ranchettes” by the 1960s.⁸ **The most successful of these models in the west were the “Sun City” developments in Arizona, California, and Nevada.**

The most significant administrative change to Social Security occurred in 1965 with the creation of the Medicare bill. With the establishment of

³ United States Congress. 2006. Social Security Amendments of 1965. In K. L. Lerner, B. W. Lerner, & A. W. Lerner (Eds.), *Social Policy: Essential Primary Sources* (pp. 248-250). Gale. <https://link.gale.com/apps/doc/CX2687400103/UHIC?u=lapl&sid=UHIC&xid=2966f4ef>

⁴ Goldfield, David. 2007. *Encyclopedia of American Urban History*. Sage Publications: Thousand Oaks, California. (pp. 681-682).

⁵ Goldfield, 2007.

⁶ United States Congress, 2006.

⁷ Social Security Administration (SSA). 2021. “Historical Background And Development Of Social Security,” **Electronic document**, <https://www.ssa.gov/history/briefhistory3.html>. Accessed March 10, 2021.

⁸ Goldfield, 2007.

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Medicare, the Social Security Administration became responsible for administering a new social insurance program that extended health coverage to almost all Americans aged 65 or older.⁹ **During the 1970's, changes to Social Security included** automatic cost-of-living-adjustments and insurance program amendments to address financing the program.

Architects Ralph Warren Hart and J. Henry Boehrer¹⁰

Architects Ralph Warren Hart and J. Henry Boehrer designed the 1912 Manor Building. Ralph Warner Hart was born in Rockford, Illinois in 1869 and attended high school in Evanston, Illinois where he received a scholarship from Cook County to attend the University of Illinois. He received a B.S. in Architecture from the University of Illinois, Urbana in 1893 and began working as a draftsman. After moving to San Francisco, he continued to work as a draftsman and lived in a boarding house on Clay Street, until 1899 when he opened his own office in the Mills Building, San Francisco. About the turn of the century, he designed the four-story Weed Hotel in the lumber town of Weed north of Dunsmuir, California. By the time the 1900 U.S. Census was recorded, Ralph Warner Hart was once again living in a boarding house in San Francisco on Clay Street and listed as an architect and employer (his office was established). After 1906, he moved his offices to the Humboldt Bank Building, where it appears that the office remained. In 1913, the office of Ralph Warner Hart was listed in the news with commissions for a new theater on Broadway Street, and an apartment building under design. It appears most **of Mr. Hart's commissions were mostly to replace San Francisco's buildings** destroyed by the 1906 earthquake and fire. A major client was the American Biscuit Company for whom he designed a plant and office building, the Ritz Hotel, 200-216 Eddy St. San Francisco, and Tadich Grill 240-242 California St. He was also one of the 20 architects who submitted a design for the City Hall and was awarded \$1,000 for his efforts. Hart was married to Hilda Mae Mac Donald and after a year or so living at the Empire Apartments in San Francisco they moved to a house he designed in Ross, Marin County. Hart was a member of the American Institute of Architects, the Bohemian Club, Commonwealth Club, and the San Francisco Golf & Country Club. His firm participated in a number of prestigious competitions, including for the Alameda County Infirmary and the 1913 Sacramento Union School District. Ralph W. Hart died on August 14, 1915 after battling cancer for a year. His obituary listed the Odd Fellows Building in Saratoga as one of his best architectural efforts.

J. Henry Boehrer (often misspelled as Baehrer) was born in 1884 and died in 1918 from Spanish influenza. He was a prominent member of IOOF and was listed in 1912 as an architect with his office in the Delger Building in Oakland. Boehrer designed the Odd Fellows Hall on Franklin Street in Oakland, a four-story brick facade building where the interior rooms were without windows or skylights to provide complete quiet for the Odd Fellows Lodge meetings. He also designed the 1912 Piedmont Theater, before going to work for the Union Iron Works. It does not appear the two architects worked together again. In the 1913 competition to build the first of several new schools in Sacramento, both architects submitted designs.

Mission Revival Architecture

The Manor Building was designed in the Mission Revival style. This style originated in California and was popularized between 1890 and 1920. The hallmark of the style is a shaped parapet and/or dormers intended to artistically emulate Spanish Colonial Missions in California. Other identifying features include stucco siding, red tile roofs, and arched porches with square posts. High-style examples could also exhibit bell towers, quatrefoil windows, wide overhanging eaves, stonework, and decorative tiles. The architectural style was applied to both residential and commercial buildings and was further popularized when the Santa Fe Railway and Southern Pacific Railroads implemented the style on depot buildings and hotels. Single-family and multi-family examples of the style proliferated through neighborhoods in California and the Southwest but fell from favor after World War I when tastes shifted to more exact copies of European and Old World Spanish Revival styles.¹¹

***B6. Construction History:**

As mentioned above in the historic context, most of the original buildings, roadways, and landscaping at the former Odd Fellows Home property have been demolished over time in order to construct larger, more modern buildings for the residents. See the table below and the following aerial photographs and historic images to see the changes to the property over time, including the change in the immediate surrounds from orchards to increased residential encroachment.

⁹ SSA, 2021.

¹⁰ From **Urban Programmers' 2019 Historic Background Report and Review of Proposed Development Plans for the Saratoga Retirement Community**

¹¹ Richard Longstreth, 2000, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Walnut Creek, CA: AltaMira Press, 24-26); Virginia Savage McAlester, 2013, *A Field Guide to American Houses* (New York: Alfred A. Knopf, Inc., 510-518).

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Table 1. Non-Extant Odd Fellows Home Buildings and Structures			
Building/Structure Name	Built Date	Demolition Date	Data Sources
Eucalyptus and Cypress trees along driveway	Pre-1912	1939-1948	Fairchild Aerial Surveys, "8-1-39 CIV 286-18" [aerial photograph]; California Division of Forestry, "5-5-48 CDF5-2-130" [aerial photograph].
Cow barns	Pre-1912	1987-1991	Letter to Mike Flores, Secretary of Heritage Preservation Commission from illegible author, 1984 June 25; HistoricAerials.com aerial photography.
Five Bungalows	1912	1983	Salinas Daily Index, 1912 May 16, "Odd Fellows' New Home is Opened," 1; San Jose Mercury News 1987 June 10, "Odd Fellows Have Always Been Known For Compassion," 4.
Hospital	1912; additions in 1950s, 1960s & 1970s	2003	Salinas Daily Index, 1912 May 16, "Odd Fellows' New Home is Opened," 1; HistoricAerials.com aerial photography; Google Earth Pro, 2003 April and 2003 July.
Garage, Stables, Water Tanks	1912	unknown	Salinas Daily Index, 1912 May 16, "Odd Fellows' New Home is Opened," 1; San Francisco Chronicle, 1911 October 27, "Contract Let For Odd Fellows' Home," 3.
Laundry building, Powerhouse	1912	1995-2000	Salinas Daily Index, 1912 May 16, "Odd Fellows' New Home is Opened," 1; San Francisco Chronicle, 1911 October 27, "Contract Let For Odd Fellows' Home," 3; "Existing Conditions Site Plan" in <i>Odd Fellows Maters Plan Draft Environmental Impact Report, Volume 1</i> , 1995 April; Google Earth Pro, 2000 March.
Staff Housing	Unknown (pre-1939)	1994-2000	Fairchild Aerial Surveys, "8-1-39 CIV 286-18" [aerial photograph]; "Existing Conditions Site Plan" in <i>Odd Fellows Maters Plan Draft Environmental Impact Report, Volume 1</i> , 1995 April; Google Earth Pro, 2000 March.
Chicken Coop Buildings (3)	1915	1968-1980; 1982-1987; 1987-1991	Letter to Mike Flores, Secretary of Heritage Preservation Commission from illegible author, 1984 June 25; HistoricAerials.com aerial photography.
Gardener's cottage	1915	1987-1991	Urban Programmers' 2019 <i>Historic Background Report and Review of Proposed Development Plans for the Saratoga Retirement Community</i> ; HistoricAerials.com aerial photography.
Cook building	1915	1987-1991	Urban Programmers' 2019 <i>Historic Background Report and Review of Proposed Development Plans for the Saratoga Retirement Community</i> ; HistoricAerials.com aerial photography.
Odd Fellows Grand Lodge and California Odd Fellow offices	1960-1965	2003	HistoricAerials.com aerial photography; Cartwright Aerial Surveys Inc., "5-15-65 SCL 8-123" [aerial photograph]; Google Earth Pro, 2003 April and 2003 July.

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Plate 1: 1939 aerial photograph showing original property line (dashed yellow line, excluding the driveway) and building locations. Labels added by AECOM. (Source: 1939 Fairchild Aerial Surveys, "8-1-39 CIV 286-18" [aerial photograph]).

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Plate 2: 1948 aerial photograph showing original property line (dashed yellow line, excluding the driveway). Note the removal of the Eucalyptus and Cypress trees along the driveway. Labels added by AECOM. (Source: California Division of Forestry, "5-5-48 CDF5-2-130" [aerial photograph]).

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Plate 3: Ca. 1912 photograph showing the entry pillars and eucalyptus and cypress lined driveway to the Odd Fellows Home. Compare to Photograph 1. The trees were cut down between 1939 and 1948 and the pillars appear to have been moved outward when the driveway was widened at an unknown date. (Source: <https://www.cardcow.com/730092/saratoga-california-entrance-odd-fellows-home/>).



Plate 4: Ca. 1950 oblique photograph showing the Manor Building at center, Bungalows at far left, Hospital in background, and staff housing and support buildings at far left. Note McLaren Grove behind the Manor Building and surrounding orchards and fields. (Source: <https://www.cardcow.com/730105/saratoga-california-odd-fellows-home/>).

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Plate 5: 1981 aerial photograph showing original property line (dashed yellow line, excluding the driveway). Note the initial stage of construction on the California Villa apartments east of the Manor Building. The V-shaped building west of the Manor Building is the Odd Fellows Grand Lodge and California Odd Fellow office and the large complex to the east is a low-income retirement community built on land that the Home sold in the 1970s. The residential subdivisions to the west were built between 1968 and 1980. Labels added by AECOM (Source: Western Aerial Photos, "2-21-81 GS-VEZR 2-59 [aerial photograph]).

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Plate 6: Circa 1984 photograph of the southern cow barn (no longer extant). This barn and the barn to the north were demolished between 1987 and 1991 and are shown as only foundation pads on the 1994 Site Plan below. (Source: Attributed to Letter to Mike Flores, Secretary of Heritage Preservation Commission from illegible author, 1984 June 25)

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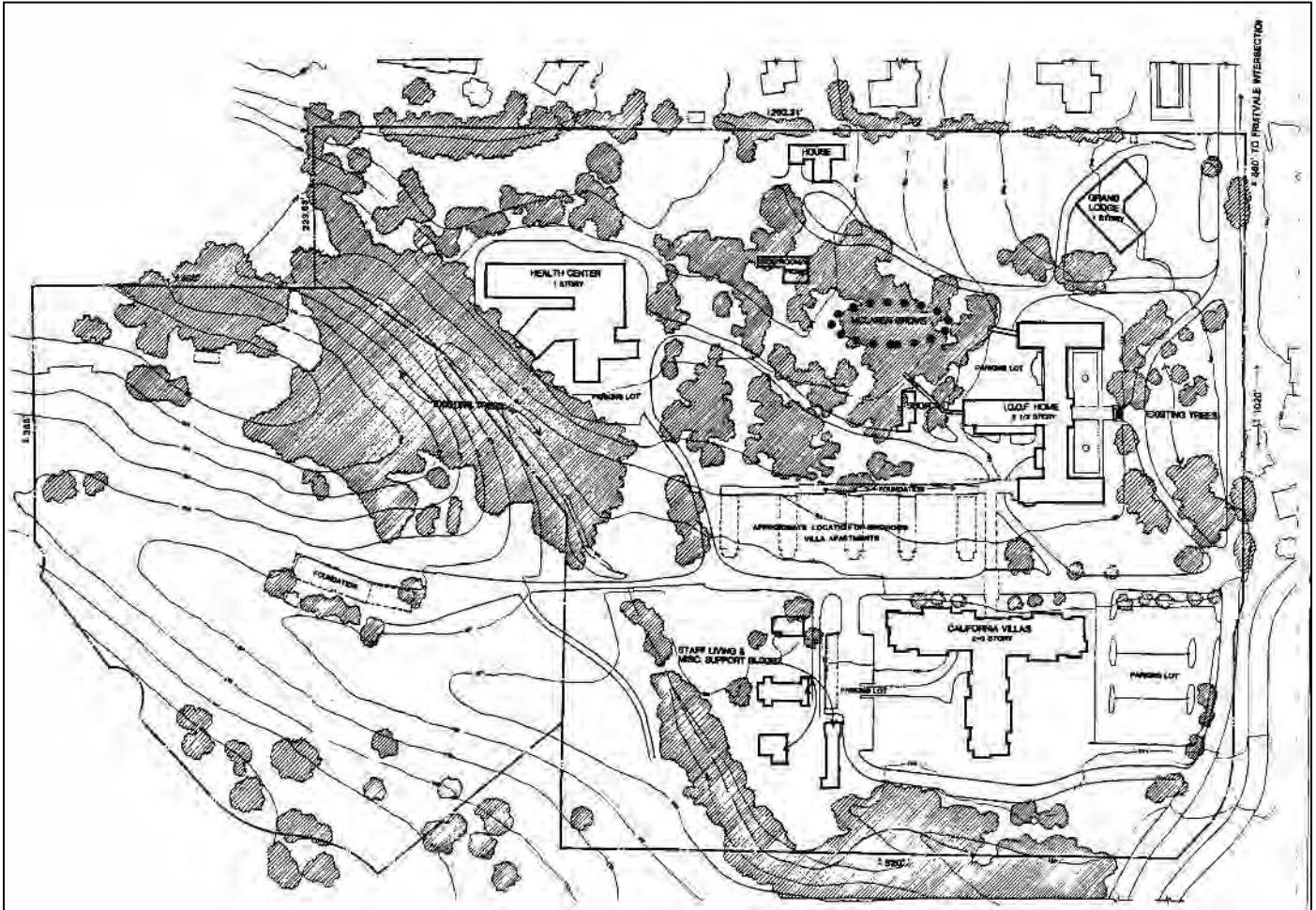


Plate 7: 1994 Existing Land Use Conditions site plan. All of the buildings except for the Manor and the California Villa were razed from the site. Note "McLaren Grove" behind the Manor (marked by dotted oval). (Source: *Odd Fellows Maters Plan Draft Environmental Impact Report, Volume 1*, 1995 April, prepared by Michael Brandman Associates for the City of Saratoga).

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Plate 8: 2003 aerial photograph showing original property line (dashed yellow line, excluding the driveway). Note that all of the historic-era buildings (except the Manor Building) have been demolished and the roadways and much of the landscaping has been removed and graded. Also note the addition to California Villa and the new Health Center east of the Manor Building. The residences built on the south half of the original property were constructed in the 1990s. Labels added by AECOM (Source: Google Earth Pro 2003 July).

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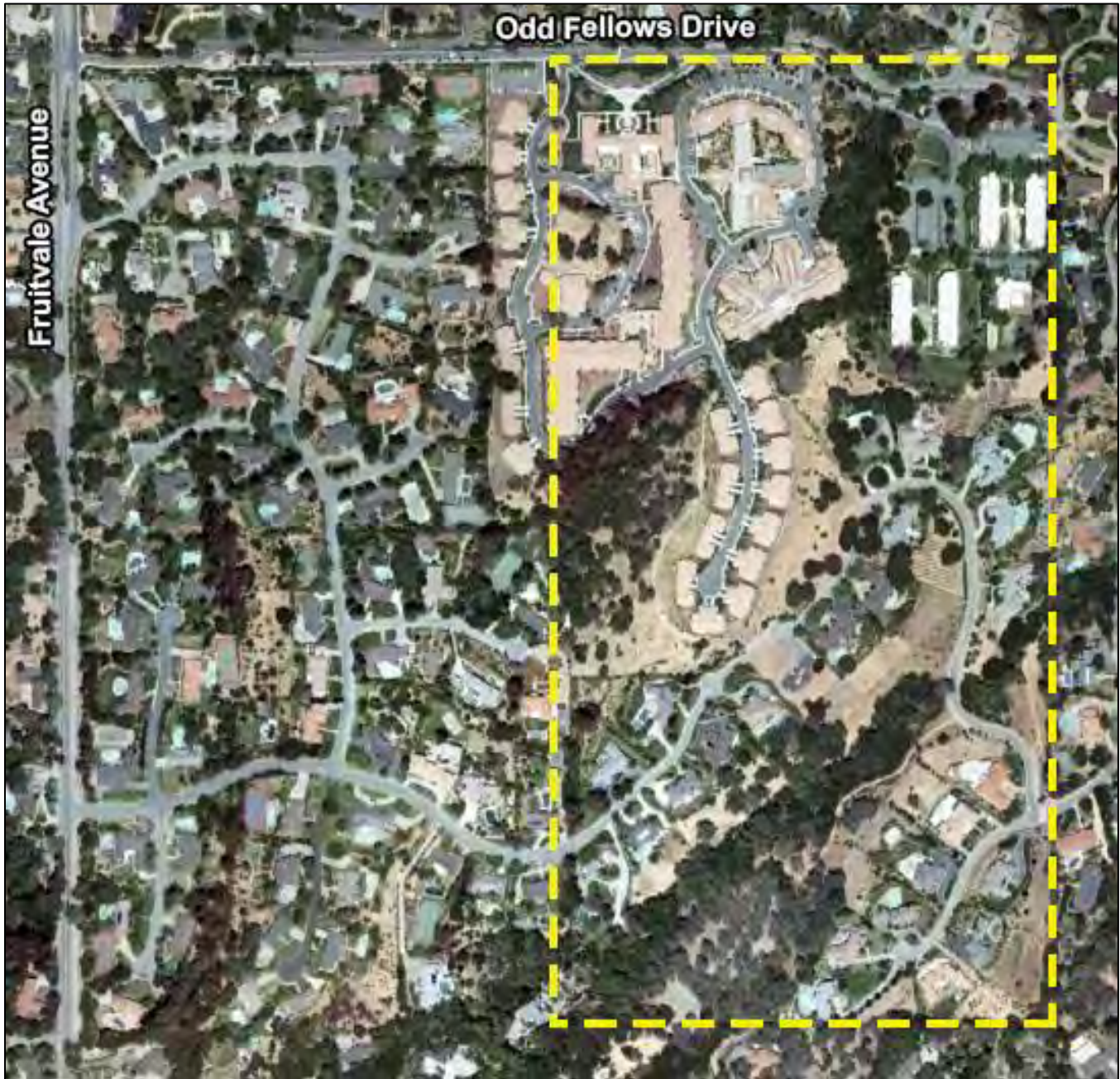


Plate 9: 2007 aerial photograph showing original property line (dashed yellow line, excluding the driveway) and the completely built-out modern campus. Labels added by AECOM (Source: Google Earth Pro 2007 July).

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Plate 10: Comparison of original property line (dashed yellow line, excluding the driveway) and the current property line (solid red line, excluding the driveway). Notes added by AECOM (Sources: 1939 Fairchild Aerial Surveys, “8-1-39 CIV 286-18” [aerial photograph]; Google Earth Pro 2007 July).

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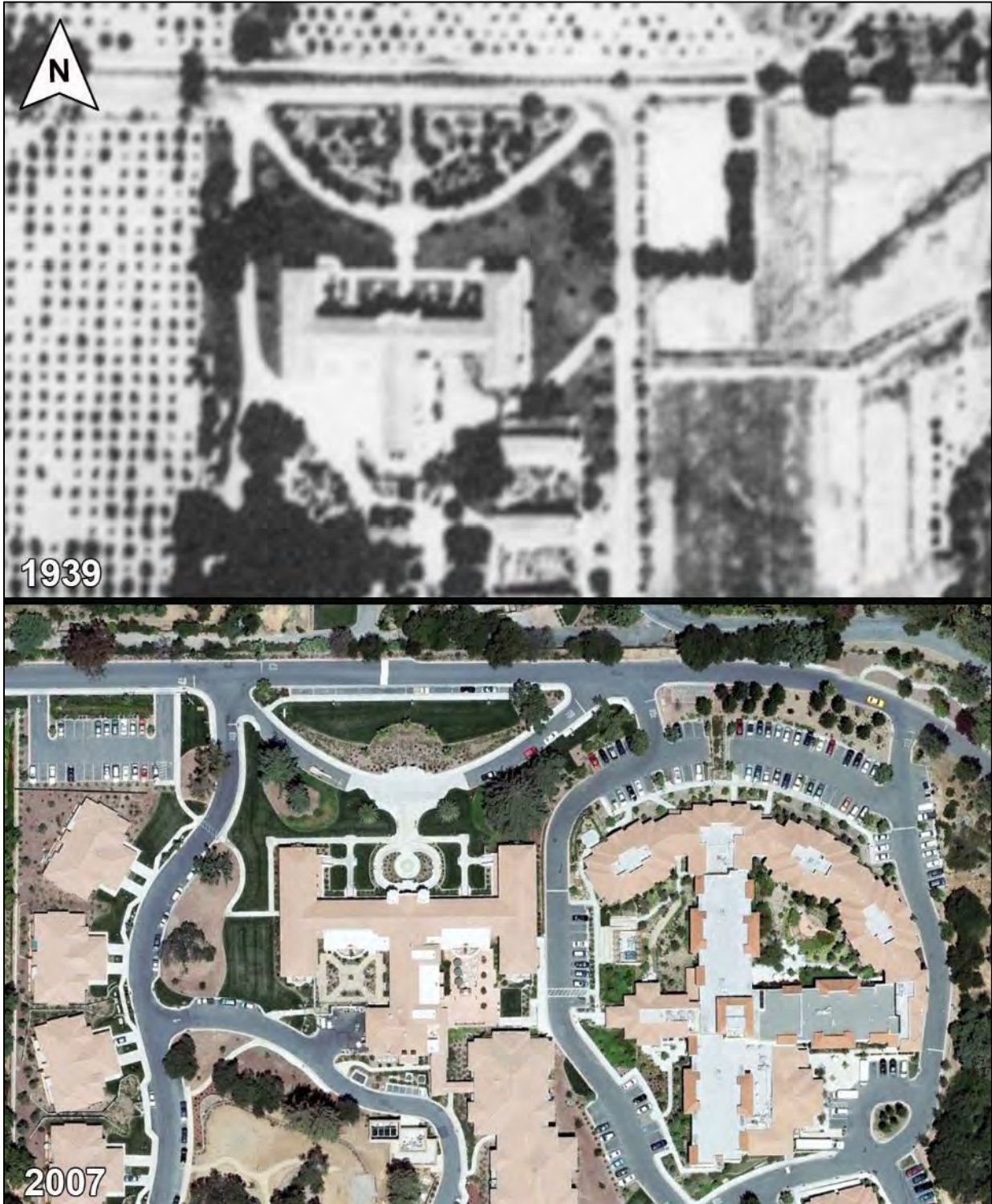


Plate 11: Comparison of roadways at the north end of the campus, including the half-circle driveway, and the new fountain and sidewalk configuration in front of the Manor Building. Labels added by AECOM (Sources: 1939 Fairchild Aerial Surveys, "8-1-39 CIV 286-18" [aerial photograph]; Google Earth Pro 2007 July)

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Plate 12: Undated photograph showing the façade of the Manor Building at center. Note the original terraced landscape with central stairs. This entire area was graded in 2003 with new landscaping and the large fountain and ramps installed in 2004. (Source: <https://www.cardcow.com/738788/saratoga-california-odd-fellows-home/>).



Plate 13: Undated photograph showing the small fountains on the original terraced landscape. This entire area was graded in 2003 with new landscaping and the large fountain and ramps installed in 2004. (Source: <https://www.cardcow.com/738786/saratoga-california-odd-fellows-home/>).

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Site Map:



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***B10. Significance (continued):**

Previous Recordations and Studies (continued)

The 1988 HRI reiterated much of the same information provided in the 1981 form, but added a photograph of the Manor Building, and checked a box on the form to indicate that the building was significant for its architecture and social/education, but did not provide any historic context or an evaluation to substantiate those findings. The 1988 HRI form was submitted with forms for 79 other buildings/properties, as part of a resolution of the Saratoga Preservation Commission (HP-88-01) that was passed in 1988 that created the City's Heritage Resource Inventory. The Manor Building is identified as #27 on the inventory list as "Odd Fellows Home" and eligibility for listing in the Inventory under Criteria a, b, c, d, but the Manor Building is not formally evaluated for these criteria in the 1988 HRI. Regardless, the Manor Building/Odd Fellows Home is listed in the City's Heritage Resource Inventory and is considered a historical resource for the purpose of CEQA.

Frank Maggi, L. Dill, and J. Kuss of Archives & Architecture LLC, recorded the Manor Building in 2009 on a DPR 523 form for the City of Saratoga Statement of Historic Context. In addition to reiterating the property was listed in the City's Heritage Resource Inventory, the property was evaluated for eligibility for listing in the California Register of Historical Resources (CRHR). Maggi et al. stated that the Manor Building appeared eligible for the CRHR under Criterion 1 (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; and Criterion 3 (Embodies the distinctive characteristics of a type, period, region or method of construction, and (Represents the work of a master or possesses high artistic values). Maggi et al. summarized the evaluation statement as "the property is significant as a special building type created to serve elderly residents during the pre-social security era, for its association with numerous important Californians during the time of construction, and as a distinctive architectural work within Saratoga's City of Homes period, representing the work of master architect Ralph Warren Hart."

In 2019, Urban Programmers reviewed the proposed Ankrum-Moisan Architects, Inc.-designed development plan for a campus expansion for adherence to the Secretary of the Interior's Standards (SOI Standards) for Rehabilitation and prepared an historic evaluation study for the City in the Historic Background Report and Review of Proposed Development Plans for the Saratoga Retirement Community document. After a peer review by Garavaglia Architecture, Urban Programmers added an evaluation of the seven aspects of integrity (Location, Setting, Design, Materials, Workmanship, Feeling, and Association) of the Manor Building. However, the integrity evaluation does not appear to be adequate because it does not fully take into account the property as a whole and the changes made to the property over time, including the demolition of most of the historic-era buildings, circulation patterns, and landscaping. Additionally, in order to adequately assess integrity of a property to convey its significance, a period of significance must be established. The 2009 DPR provided a period of significance of 1912-1958 but did not provide a clear justification for that date range beyond a mention that a new infirmary was constructed in 1958.

All of the previous recordations and/or evaluations only involved the Manor Building on the 37-acre property. This update evaluates the entire property, including all buildings, structures, landscapes, and circulation patterns using CRHR criteria in accordance with Section 5024.1 of the California Public Resources Code and Section 15064.5(a)(2)-(3) of the CEQA Guidelines, and Saratoga Heritage Resources Inventory criteria.

EVALUATIONS

The California Register of Historical Resources (CRHR) and the Saratoga Heritage Resources Inventory use similar criteria for eligibility but are evaluated separately, below.

CRHR Evaluation

The significance of the property was determined by applying the criteria for CRHR eligibility, evaluating the Odd Fellows Home campus as a whole and the Manor Building as an individual resource.

CRHR Criterion 1

The Odd Fellows Home is significant under Criterion 1 at the local level as a pre-Social Security elder care home that provided a full suite of services, including lodging, medical care, and recreation, in early twentieth century California. The 1912-constructed campus included the Manor Building, five Bungalows, a hospital, staff housing, and other support buildings run by a nonprofit public benefit corporation, the Independent Order of Odd Fellows. The campus is significant for its associations with the early development trend of centralized retirement communities run by fraternal organizations or charities dedicated to specific populations. The period of significance for the property extends from its 1912 construction date to 1940, when Social Security benefit payments began and senior citizen housing and retirement home trends in California began to shift toward privately owned land developments and away from facilities targeted at specific populations.

CRHR Criterion 2

Under CRHR Criterion 2, the Odd Fellows Home or Saratoga Retirement Community does not represent a property associated with the life of a

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person important to local, California or national history. Properties that meet this criterion are associated with specific individuals who made important contributions to a community, the state or the nation in their field of endeavor or in some specific documented manner. Research conducted for this project did not reveal that any superintendent, staff member, resident, or other individual directly associated with the campus made demonstrably important contributions to history at the local, state, or national level.

CRHR Criterion 3

The Saratoga Retirement Community demonstrates a variety of architectural styles, with many of the buildings, structures, and landscape features having been altered, and would not be considered significant based solely on their design and construction when considering the property as a whole within the context of a campus or a potential historic district. Overall, there have been too many changes to the properties outside the period of significance that prevent the property from being considered a distinctive and intact example of an architectural style, method of construction, or design.

Overall, with the exception of the Manor Building, no buildings or structures are early examples of their style or type or are rare surviving examples within Santa Clara. The extant buildings, structures, landscapes, and circulation patterns at the campus do not embody the distinctive characteristics of a type, period, or method of construction, represent the work of a master, nor possess high artistic value. Most of the original buildings from the period of significance have been demolished. The original cottage plan of the site with a primary administrative/residential/communal spaces building, bungalows, staff housing, support buildings, and agricultural buildings, their arrangement to another, the roadways and paths that connected them, and the landscape design created by prominent landscape designer John McLaren (including the original terrace and small fountains in front of the Manor House), has been completely erased from the property through a series of improvements, starting in the late 1970s and into the early 2000s. Additionally, the original plan was designed by the one-time design team of Ralph Warren Hart and J. Henry Boehrer, but both architects died soon after the original campus was constructed and there is no indication that they are master architects.

Of note, as an individual resource, the Manor Building appears eligible under Criterion 3 because it embodies distinctive characteristics of a type, period, and method of construction. The Mission Revival style, popular from 1890 through 1920 in California residential and commercial properties, was further popularized when the Santa Fe Railway and Southern Pacific Railroads implemented the style on depot buildings and hotels. Mission Revival buildings are characterized by shaped parapets and/or dormers, stucco siding, red tile roofs, and arched porches with square posts. High-style examples could also exhibit bell towers, quatrefoil windows, wide overhanging eaves, stonework, and decorative tiles. The Manor Building possesses several characteristics of the Mission Revival style including a centralized, two-story Mission Revival-style projection entrance with domed bell towers, shaped parapet, and metal balcony; a red tile roof with moderate overhang and a block modillion cornice, stucco siding, and arched wall openings and windows. The Manor Building is individually eligible under Criterion 3. The period of significance under this criterion is 1912, the date of construction. When considering the other buildings and structures that comprise the campus and that most of the original buildings from the period of significance have been demolished, the Saratoga Retirement Community as a campus or a potential historic district would not be eligible under Criterion 3.

In summary, although the Manor Building appears individually eligible, the Saratoga Retirement Community is ineligible for CRHR listing under Criterion 3 because collectively the buildings and structures do not embody distinctive characteristics of a type, period, or method of construction.

CRHR Criterion 4

Under CRHR Criterion 4, the campus is not a significant source (or likely source) of important information regarding history. It does not appear to have any likelihood of yielding important information about historic construction materials or technologies.

CRHR Integrity

While the former Odd Fellows Home campus in Saratoga, now known as Saratoga Retirement Community, has historic significance at the local level under CRHR Criterion 1 as a pre-Social Security elder care home, the campus as a whole does not retain historic integrity to its period of significance 1912 to 1940. The removal of all but one of the historic-era buildings (the Manor Building), the roadways and paths that connected them, as listed in Table 1 and illustrated in Plates 1-13, and the landscape design created by prominent landscape designer John McLaren (including the original terrace and small fountains in front of the Manor House), and construction of 26 modern buildings, has diminished the **property's integrity** of design, workmanship, materials, feeling, of the original campus. The setting has changed from an 82-acre rural, isolated, agricultural and bucolic setting in the hills of Santa Clara County to a 37-acre campus completely surrounded by modern residential development. More specifically, the immediate setting of the campus has been affected by the removal of the agriculture buildings, orchards and fields, open and planned landscape areas, and the pattern and spacing between the buildings. The only integrity aspects that remain intact for the campus are location, because the facility has not moved, and association because the facility still functions as an elder care home. Collectively, the changes to the campus **have diminished the property's integrity** to its period of significance 1912-1940 and thus it is not eligible for listing in the

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CRHR.

As an individual resource, the Manor Building appears eligible under Criterion 3 because it embodies distinctive characteristics of the Mission Revival style. The Manor Building retains integrity of location, design, workmanship, feeling, and association. The building has not been moved from its original location and retains many of its original design elements and character defining features. The Manor Building's 2004 alterations including two-story additions added to the rear of building with newly designed patio areas, a south wing addition, and a raised walkway and staircases **have diminished the building's integrity of materials. Despite the alterations**, the primary façade remains largely intact and consistent to its 1912 construction, therefore it retains integrity of design and workmanship. The Manor Building continues to convey the feeling of a grand, Mission Revival-style hospitality building and its association because the facility still functions as an elder care home.

Saratoga Heritage Resources Inventory

Eligibility for listing in the Saratoga Heritage Resources Inventory requires a site or structure to meet at least *one* of the seven criteria (*two* for Landmark status) and retain a substantial degree of architectural and structural integrity with respect to the original design. The Saratoga Heritage Resources Inventory criteria are:

- Criterion a: It exemplifies or reflects special elements of the cultural, social, economic, political, aesthetic, engineering or architectural history of the City, the County, the State or the nation; or
- Criterion b: It is identified with persons or events significant in local, county, state or national history; or
- Criterion c: It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials; or
- Criterion d: It is representative of the notable design or craft of a builder, designer, or architect; or
- Criterion e: It embodies or contributes to unique physical characteristics representing an established and familiar visual feature of a neighborhood or district within the City; or
- Criterion f: It represents a significant concentration or continuity of site, buildings, structures or objects, unified by past events or aesthetically by plan or physical or natural development; or
- Criterion g: It embodies or contributes to a unique natural setting or environment constituting a distinct area or district within the City having special character or special historical, architectural or aesthetic interest or value.¹²

Saratoga Heritage Resources Inventory Evaluation

The Saratoga Retirement Community as a campus or potential historic district does not meet the criteria for listing in the Saratoga Heritage Resources Inventory. The 1912-constructed campus that included the Manor Building, five Bungalows, a hospital, staff housing, and other support buildings, exemplified an aesthetically pleasing, Mission Revival style, pre-Social Security elder care home in Saratoga (Criterion a), but is not eligible for listing because it does not retain a substantial degree of historic integrity to its period of significance, 1912 to 1940.

Under Criterion c, the extant buildings, structures, landscapes, and circulation patterns at the campus do not embody the distinctive characteristics of a style, type, period, or method of construction, or is a valuable example of the use of indigenous materials. Most of the original buildings from the period of significance have been demolished and the only surviving building, the Manor Building, is listed in the Saratoga Heritage Resources Inventory under Criterion c. The 1912 original cottage plan of the site with a primary administrative/residential/communal spaces building, bungalows, staff housing, support buildings, and agricultural buildings, their arrangement to another, the roadways and paths that connected them, and the landscape design has been completely erased from the property through a series of improvements, starting in the late 1970s and into the early 2000s.

Under Criterion d, the campus does not represent the notable design or craft of a builder, designer, or architect. The original plan was designed by the one-time design team of Ralph Warren Hart and J. Henry Bohrer, but both architects died soon after the original campus was constructed and there is no indication that they are master architects. The original landscape at the campus, including the original terrace and small fountains in front of the Manor House, was planned by prominent landscape designer John McLaren, but it has been completely erased from the property.

Under Criterion e, the campus does not embody or contribute to unique physical characteristics representing an established and familiar visual feature of a neighborhood or district within the City. The campus is down a nearly quarter-mile long driveway off of a main thoroughfare that was originally lined by eucalyptus and cypress trees. While the Manor Building was definitely the tallest building in the area when it was built in 1912,

¹² City of Saratoga, "Heritage Resource Designation Form," Available at: <https://www.saratoga.ca.us/DocumentCenter/View/798/Heritage-Resource-Designation-PDF?bidId=> (accessed February 1, 2021).

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it is set too far away from Fruitvale Avenue to have served as and familiar visual feature of a neighborhood or district within Saratoga.

Under Criterion f, the campus does not represent a significant concentration or continuity of site, buildings, structures or objects, unified by past events or aesthetically by plan or physical or natural development. The original cottage plan of the site with a primary administrative/residential/communal spaces building, bungalows, staff housing, support buildings, and agricultural buildings, their arrangement to another, the roadways and paths that connected them, and the landscape design (including the original terrace and small fountains in front of the Manor House), has been completely erased from the property through a series of improvements, starting in the late 1970s and into the early 2000s. Additionally, the entrance at the driveway has also been heavily modified. While the original gates may be intact, they have been moved away from their original location when a wider driveway was created at an unknown date, most likely when the eucalyptus and cypress trees lining the driveway were cut down. More recently, the area preceding the driveway was altered with new red-tinted pavement with a centrally located round planter with a Canary Island Date Palm and an arched signage wall was erected south of the palm next to the sidewalk in 2004.

Under Criterion g, the campus does not embody or contribute to a unique natural setting or environment constituting a distinct area or district within the City having special character or special historical, architectural or aesthetic interest or value. The campus does not embody or contribute to a unique natural setting because the setting has changed from an 82-acre rural, isolated, agricultural and bucolic setting in the hills of Santa Clara County to a 37-acre campus completely surrounded by modern residential development. Additionally, the campus does not embody or contribute to an environment constituting a distinct area or district within the City having special character or special historical, architectural or aesthetic interest or value. If the buildings, structures, landscapes, and circulation patterns of the original 1912 campus remained intact, the former Odd Fellows Home campus would most likely be recorded and evaluated as a historic district, but because the campus has been so heavily altered from the original campus plan and the setting has been so altered, it no longer conveys the feeling of a 1912-constructed elder care campus.

Saratoga Heritage Resources Inventory Integrity

While the former Odd Fellows Home campus has historic significance under City Criterion a as an aesthetically pleasing, Mission Revival style, pre-Social Security elder care home in Saratoga, the campus as a whole does not retain a substantial degree of architectural integrity with respect to its original 1912 design, as required for listing in the Saratoga Heritage Resources Inventory. The removal of all but one of the historic-era buildings, the roadways and paths that connected them, as listed in Table 1 and illustrated in Plates 1-13, and the landscape design created by prominent landscape designer John McLaren (including the original terrace and small fountains in front of the Manor House), and construction of 26 modern buildings, has altered the campus to such an extent that it no longer conveys the feeling of a 1912-constructed elder care home. Additionally, the setting has changed from an 82-acre rural, isolated, agricultural and bucolic setting in the hills of Santa Clara County to a 37-acre campus completely surrounded by modern residential development. More specifically, the immediate setting of the campus has been affected by the removal of the agriculture buildings, orchards and fields, open and planned landscape areas, and the pattern and spacing between the buildings.

Conclusion

The Odd Fellows Home campus as a whole meets the criteria for listing in the CRHR under Criteria 1, significant for its association with historic trends as pre-Social Security elder care home of the early twentieth century in California. Although the campus is significant under Criterion 1, the property lacks the integrity necessary for listing in the CRHR and is therefore not eligible under Criterion 1. It is not eligible as a historic district. However, the Manor Building as an individual resource meets CRHR Criterion 3, significant for its Mission Revival design. The Manor Building retains sufficient historic integrity necessary for listing in the CRHR and is therefore eligible under Criterion 3. In conclusion, the Manor Building (Odd Fellows Home) is individually listed in the city's Heritage Resource Inventory, and the Manor Building is eligible for listing in the CRHR and is considered a historical resource for the purpose of CEQA. It is not eligible as part of a historic district.

Manor Building/Odd Fellow Home Character-Defining Features

The character-defining features of the Manor Building/Odd Fellows Home are:

- Centrally located, two-story Mission Style projection entrance with domed bell towers, shaped parapet, and metal balcony
- Red tile roof with moderate overhand and a block modillion cornice
- Stucco siding
- Arched wall openings
- Arched windows
- One-over-one windows
- T-shaped plan

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Trinomial _____

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*Resource Name or # (Assigned by recorder) Odd Fellows Home - Saratoga

Recorded by: H. Miller *Date: October 7, 2020 and February 16, 2021

Continuation Update

- Metal balconets/balconies
- Setback of the building from Odd Fellows Drive
- Curvilinear driveway at primary elevation of the Manor Building
- Centrally located sloped landscaped area along the primary elevation of the Manor Building
- The siting of the building atop a slight rise from Odd Fellows Drive

***B12. References (continued):**

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Kolsky, Harwood G. 2006. *Saratoga IOOF Cemetery: Founded 1911*. Saratoga, CA: Odd Fellows Home of California.

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N.A. ca. 1950. "Odd Fellows Home." ca. [postcard]. Available at: <https://www.cardcow.com/730105/saratoga-california-odd-fellows-home/> (Accessed February 2021).

N.A. n.d.A "Odd Fellows Home." ca. [postcard]. Available at: <https://www.cardcow.com/730105/saratoga-california-odd-fellows-home/> (Accessed February 2021).

N.A. n.d.B "Odd Fellows Home." ca. [postcard]. Available at: <https://www.cardcow.com/738786/saratoga-california-odd-fellows-home/> (Accessed February 2021).

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Salinas Daily Index. 1912 May 16, "Odd Fellows' New Home is Opened," 1.

San Francisco Chronicle. 1911 October 27. "Contract Let For Odd Fellows' Home," 3.

CONTINUATION SHEET

NRHP Status Code 5S1, 3CS (Manor Building/Odd Fellows Home):6Z (Odd Fellows Home – Saratoga Campus)

Primary # _____

HRI # _____

Trinomial _____

Page 36 of 36

*Resource Name or # (Assigned by recorder) Odd Fellows Home - Saratoga

Recorded by: H. Miller *Date: October 7, 2020 and February 16, 2021

Continuation Update

San Jose Mercury News. 1987 June 10. "Odd Fellows Have Always Been Known For Compassion," 4.

Social Security Administration (SSA). 2021. "Historical Background And Development Of Social Security," Electronic document, <https://www.ssa.gov/history/briefhistory3.html>. Accessed March 10, 2021.

United States Congress. 2006. Social Security Amendments of 1965. In K. L. Lerner, B. W. Lerner, & A. W. Lerner (Eds.), *Social Policy: Essential Primary Sources* (pp. 248-250). Gale. <https://link.gale.com/apps/doc/CX2687400103/UHIC?u=lapl&sid=UHIC&xid=2966f4ef>

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**14500 Fruitvale Avenue, Saratoga
DPR Form - 2009**

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI #

Page 2 of 5

*NRHP/CRHR Status Code 3CS

Resource Name (Assigned by recorder) Odd Fellows Home

B1. Historic Name: Odd Fellows Home

B2. Common Name: 14500 Fruitvale Ave. - Saratoga Retirement Community

B3. Original Use: Retirement Home

B4. Present Use: Convalescent Home

*B5. Architectural Style: Mission Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1912. Infirmary added in 1958. New wing with 79 rooms called the California Villa was added in 1981.

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Gardener's cottage, cook house and nursery, all built in 1915. Barn - predated main building (before 1912).

B9a. Architect: Ralph Warren Hart (John McLaren - landscape) b. Builder: C. H. Hopp

*B10. Significance: Theme Architecture Area: Fruitvale / Sobey Road

Period of Significance: 1912 - 1958 Property Type: Residential Applicable Criteria: (1), (2), (3)
 (Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

The Odd Fellows Home is listed on the Saratoga Heritage Resources Inventory, included as a part of HP-88-01. It qualified under Criteria a, b, c, and d:

- a) the property exemplifies and reflects special elements of the cultural, social, economic, aesthetic, and architectural history of the City;
- b) the property is identified with persons and events significant in local history;
- c) the property embodies distinctive characteristics of the Mission Revival style, type and period; and
- d) the property is representative of a notable design of architect Ralph Warren Hart.

The Odd Fellows Home also appears eligible for the California Register of Historical Resources under Criterion (1), (2), and(3), as the property is significant as a special building type created to serve elderly residents during the pre-social security era, for its association with numerous important Californians during the time of construction, and as a distinctive architectural work within Saratoga's City of Homes period, representing the work of master architect Ralph Warren Hart.
 (Continued on page 4, DPR523L)

B11. Additional Resource Attributes: (list attributes and codes) None

*B12. References:

- Architect & Engineer of California, Hart obit., July 1915.
- San Jose Mercury News. June 10, 1987.
- Saratoga Heritage Preservation Commission, Historic Resources Inventory form, 1988.
- Saratoga News. June 17, 1987.

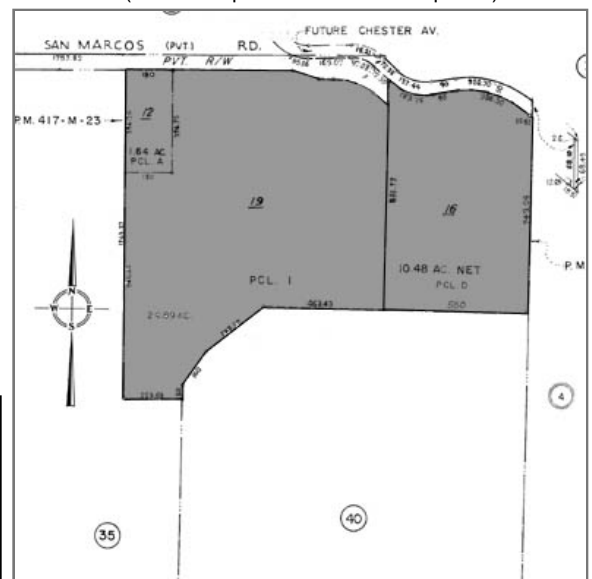
B13. Remarks: Listed Heritage Resource

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: October 26, 2009

(This space reserved for official comments.)

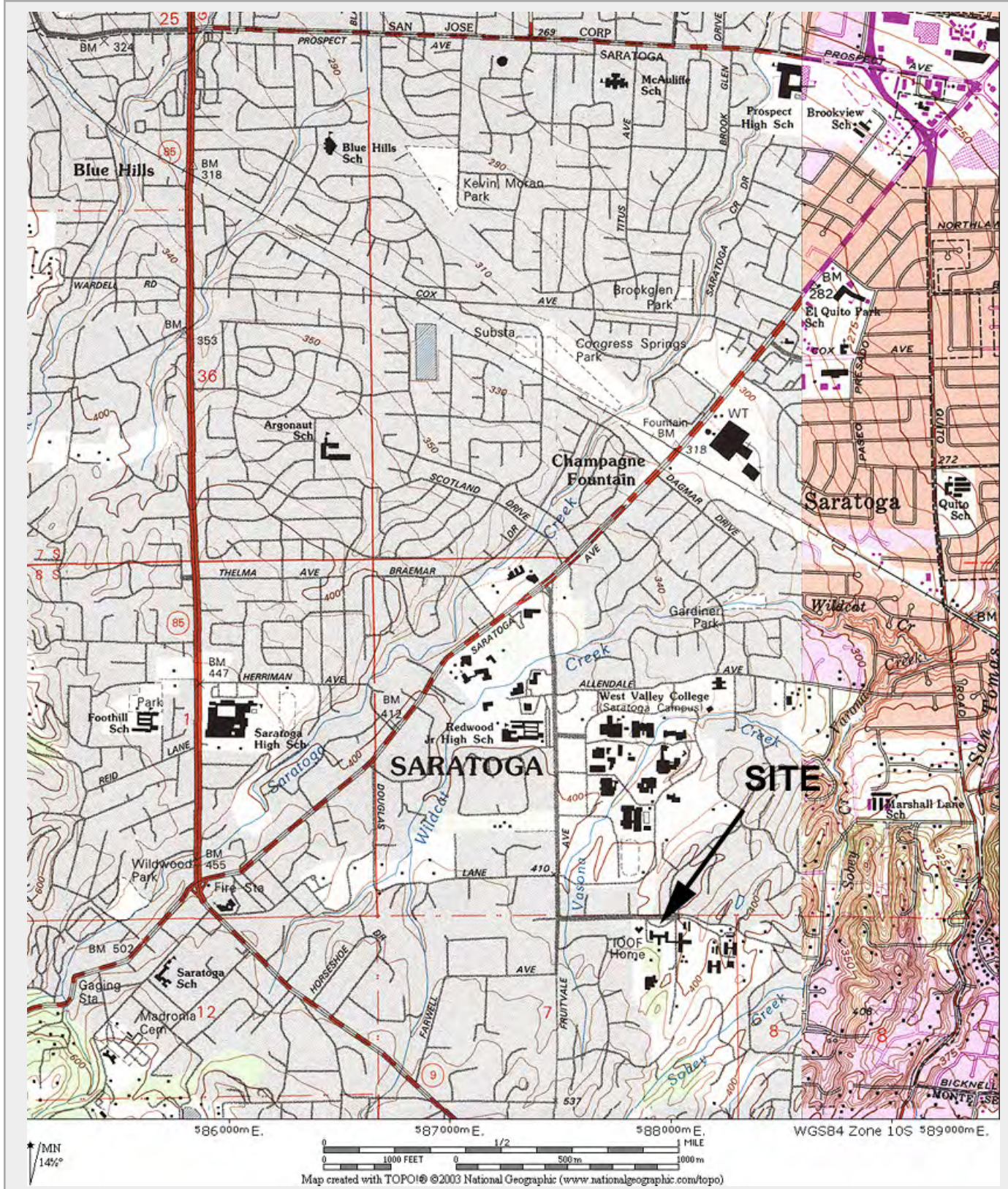
(Sketch Map with north arrow required.)



* Map Name: Multiple

* Scale: n.t.s.

* Date of Map: Varies



CONTINUATION SHEET

Page 4 of 5 *Resource Name or # (Assigned by recorder) Odd Fellows Home

* Recorded By F. Maggi, L. Dill, & J. Kusz * Date 10/26/2009 Continuation Update

(Continued from page 2, DPR523b, B10)

Historical Background

This property was originally called Oakwood Farm and was owned from 1880-1906 by the Dexter family. In 1906, it was purchased by the Odd Fellows for \$16,500. The Independent Order of Odd Fellows of California moved 150 elderly residents from an existing facility near Oroville to Saratoga in 1912. They occupied the new Mission Revival building which was dedicated on May 15, 1912. The formal gardens were designed by John McLaren, who was a member of the Odd Fellows. The property also contains a barn and other outbuildings, which most likely are remnants from the original farm. Some of these buildings and farm facilities were used by the retirees to run a working farm, helping to make the home more self-sufficient. The infirmary was built in 1958, and 79 new rooms were added in 1981 by Barry Swenson Builder as the California Villa. The complex is known today as Saratoga Retirement Community.

Architectural Context

The 1912 Odd Fellows Home was designed by San Francisco architect Ralph Warren Hart. Hart does not have an extensive career, having died of cancer in 1915 three years after this project. At the time of his death, the Odd Fellows project was mentioned as one of his "best efforts."

Integrity

The integrity of this property cannot be determined for this survey.

CONTINUATION SHEET

Page 5 of 5 *Resource Name or # (Assigned by recorder) Odd Fellows Home

* Recorded By F. Maggi, L. Dill, & J. Kusz * Date 10/26/2009 Continuation Update



14500 Fruitvale Avenue, Saratoga
DPR Form - 1988

HISTORIC RESOURCES INVENTORY (#27)

IDENTIFICATION

1. Common name: Odd Fellows Home
2. Historic name: Odd Fellows Home
3. Street or rural address: 14500 Fruitvale Avenue
City: Saratoga Zip: 95070 County: Santa Clara
4. Parcel number: 397-12-012, 016, 017, 018
5. Present Owner: Grand Lodge of IOOF of Calif. Address: P.O.Box 2669
City: Saratoga Zip: 95070
Ownership is: Public: Private: X
6. Present Use: Convalescent home Original Use: Retirement home

DESCRIPTION

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

This building is two stories, features an "H" shaped floorplan, and is clad in stucco, typical of the style. The main entrance is approached by a broad staircase leading to an arched opening flanked by twin bell towers. Above the entrance is a triple window with classical trim and a triangular pediment above. The roof over the entrance is marked by a curved papapet in typical Mission style. The arched windows of the main floor are echoed by stucco trim above. The roof is red tile, in the Mission style. The main building is set in extensive, well-maintained grounds, which also include modern apartment buildings and several outbuildings from an earlier farm.

8. Construction date:
Estimated:
Factual: 1912
9. Architect:
John McLaren-landscape
10. Builder: Unknown
11. Approx. prop. size
Frontage:
Depth:
approx. acreage: 88
12. Date(s) of enclosed
photograph(s): 1988



13. Condition: Excellent: X Good: Fair: Deteriorated:
No longer in existence:
14. Alterations: Infirmary added in 1958
15. Surroundings: (Check more than one if necessary)
Open land: X Scattered buildings: X Densely built-up:
Residential: X Industrial: Commercial: Other:
16. Threats to site: None known: X Private development: Zoning:
Vandalism: Public Works project: Other:
17. Is the structure: On its original site? X Moved? Unknown?
18. Related features: Gardener's cottage, cook house and nursery, all built in 1915. Barn - predated main building (before 1912).

SIGNIFICANCE

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

This property was originally called Oakwood Farm. It was owned from 1880-1906 by the Dexter family. It was purchased in 1906 by the Odd Fellows for \$16,500. The property was originally located on McCall Road, now Fruitvale Avenue. The building was dedicated as a retirement home on May 15, 1912. Its formal gardens were designed by John McLaren, who was a member of the Odd Fellows. The property also contains a barn and other outbuildings, some supposedly from the original farm, which were used by the retirees to run a working farm, helping to make the home self-sufficient. The infirmary was built in 1958, and 78 new rooms were added in 1981.

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

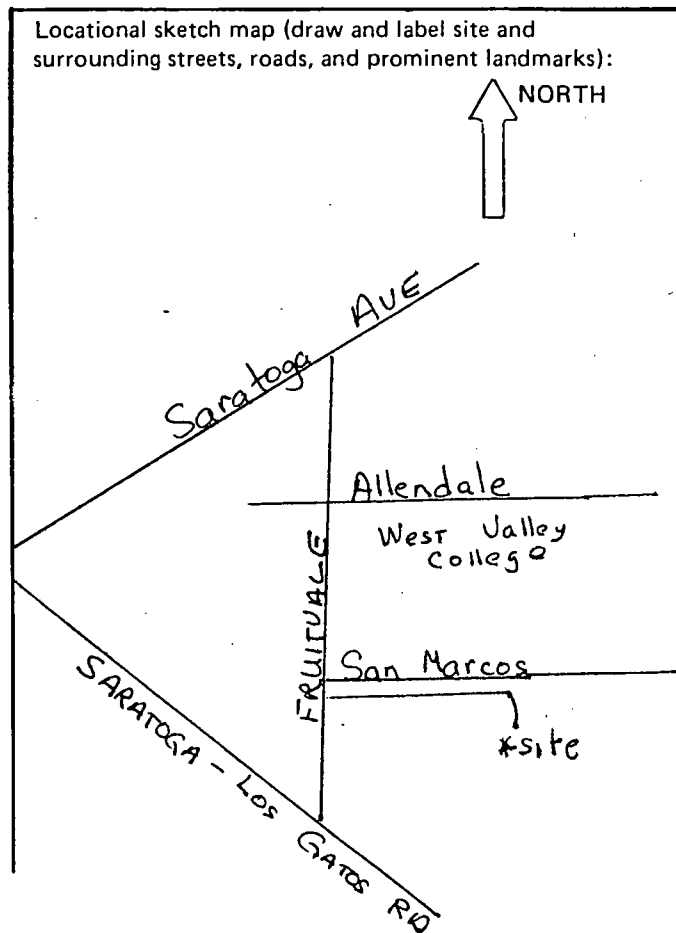
Architecture: 1 Arts/Leisure:
Economic/Industrial:
Exploration/Settlement:
Government: Military:
Religion: Social/Ed.: 2

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

Santa Clara County Heritage Resource Inventory, 1979; interview with R. Conklin of IOOF, 2/25/81; Letter to Saratoga HPC, 6/25/84.

22. Date form prepared: 4/88

By (name): SHPC
Organization: City of Saratoga
Address: 13777 Fruitvale Ave.
City: Saratoga Zip: 95070
Phone: 867-3438



**14500 Fruitvale Avenue, Saratoga
DPR Form - 1981**

INVENTORY # 70

PHOTOGRAPH TAKEN 3/31/81 (date)

IDENTIFICATION

Street Address 14500 Fruitvale Avenue

APN 397-12-012, 016, 017, 018

Historic Name Odd Fellows Home

Present Owner Grand Lodge of the IOOF of Calif.

Address P.O. Box 458

Saratoga, CA 95070

Present Use Home for the aged Original Use Home for the aged

Other Past Uses _____

DESCRIPTION

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

This large structure has twin domes at the entrance and somewhat resembles a church. The roof is of red Spanish tile and the staircases are made of marble. The grounds are extremely large and well kept. The original formal gardens were designed by John McE Laren who was a member of the IOOF.

Approximate property size:

Lot size (in feet) Frontage _____

Depth _____

or approximate acreage ~87.9

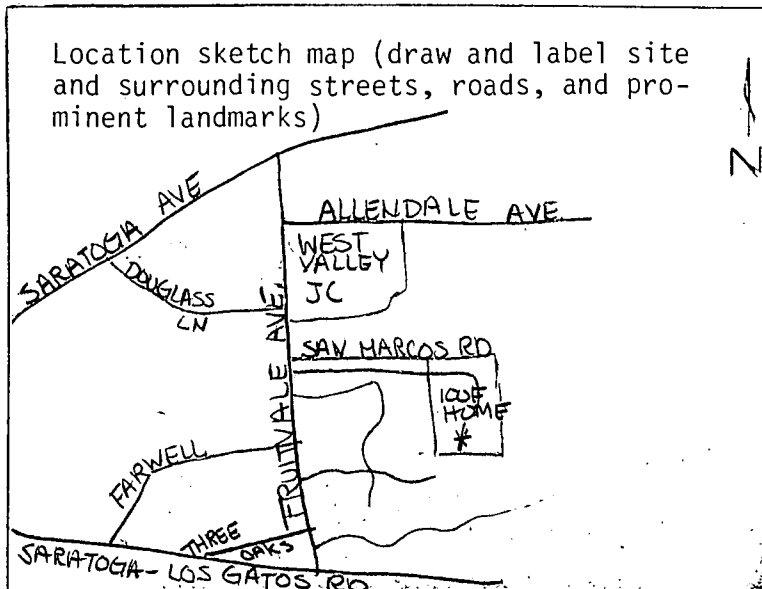
Condition (check one):

Excellent (X) Good () Fair ()

Deteriorated () No longer in existence ()

Is the feature:

Altered? () Unaltered? (X)



Threats to site:

None known () Private Development () Zoning () Public Works Project ()
Vandalism () Other () _____

Primary exterior building material:

Stone () Brick () Stucco (X) Adobe () Wood () Other () _____

Is the structure:

On its original site? (X) Moved? () Unknown ()

Year of initial construction 1912 This date is: Factual (X) Estimated ()
estimated cost \$300,000

Architect (if known) _____

Builder (if known) _____
Style - Mission Revival

Related features:

Barn () Carriage House () Outhouse () Shed(s) () Formal garden(s) () Windmill ()
Watertower/Tankhouse () Other () _____ None ()

SIGNIFICANCE

Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known): This land, originally Oakwood Farm, was owned from 1880-1906 by a Dexter family, and then it was purchased by a Merrill family who sold it to the Odd Fellows in 1908 for a cost of \$16,500. The site was on McCall County Road (now known as Fruitvale Avenue) The large concrete Mission Revival-style was dedicated on May 15, 1912. Its formal gardens were designed by John McLaren, who was a member of IOOF. Major renovation occurred in 1958 when the infirmary was built. Today it's under construction to add 87 new rooms.
Source (books, documents, surveys, personal interviews, and their dates):

- Santa Clara County Heritage Resource Inventory, 1975 & 1979
- Cunningham, Saratoga's First Hundred Years, 1967 - Pgs 277-279
- Millie Babroff, "Retirement, 'Youngsters' look after each other", Saratoga News, 2/25/81.
- Conversation with R. Conklin, Supt. of the IOOF, 3/18/81

Form prepared by: Sandy Baily Date: 3/31/81



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MEMORANDUM

Date: August 18, 2020

To: Cynthia Richardson
Consultant Planner
City of Saratoga Community Development Department
13777 Fruitvale Avenue
Saratoga, California 95070
crichardson@saratoga.ca.us
(408) 868-1225

From: Sonia M. Miller, Architectural Historian
Kai Morgan, Historian (re-evaluation, 8/18/2020)

Project: 2019087 – Saratoga Retirement

Re: **Saratoga Retirement Community-Peer Review**

Via: Email

The following memo was prepared for architectural preservation consulting services in connection with the peer review of the documentation prepared for a project at the Saratoga Retirement Community located at 14500 Fruitvale Avenue in Saratoga, CA. This memo includes a review of the Historic Survey Report and of the Proposal Development Plan for the subject site, which was completed by Urban Programmers in connection with the proposed expansion of the facility. The current memo also includes a response to revisions made after G.A.'s review of the Historic Survey Report and the Proposal Development Plan for the subject site. New comments are here presented in Parenthesis and Italics bellow the original comment by G.A.

PROJECT DESCRIPTION

GA was retained by the City of Saratoga Community Development Department to assist reviewing the evaluation of a proposed project for the expansion of the facility of the Saratoga Retirement Community, a site owned by the Odd Fellows and Rebekah Lodge, located at 14500 Fruitvale Avenue in Saratoga. The present memo includes an evaluation of revisions made in response to a previous peer-review of the Historic Background Report and Review of Proposed Development Plans for the Saratoga Retirement Community, submitted to the City of Saratoga by the project applicant. The report addresses the historic significance of the site and the proposed project's compliance with the Department of the Interior's Standards for the rehabilitation of historic resources. GA engaged to determine if the submitted documents are complete and the findings sufficient. Following revisions made to the report by the project applicant G.A provides the following memo to determine the extent to which revisions have been resolved and have brought the report further into compliance with the Department of the

Interiors Standards for the rehabilitation of historic resources. New comments are presented in parentheses and Italics below the original comment by G.A and either determine the issue to have been resolved or provide further recommendations to the report.

This document provides a description of the proposed project, a review of the documents submitted by the applicant, and a review of the proposed project for compliance with the Department of the Interior's Standards for the Treatment of Historic Properties (Rehabilitation Standards). The purpose of this review is to determine if the applicant's findings and determinations are sufficient and if the proposed project is compliant with the Standards.

METHODOLOGY

A site visit to the site was conducted on December 20, 2019. The physical conditions of the buildings and their surroundings were reviewed and significant architectural features identified. Additionally, the HRE report was reviewed and minimal research was conducted from online sources.

The document peer reviewed was the "Historic Survey Report and Review of Proposed Development Plan for the Saratoga Retirement Community-14500 Fruitvale Avenue, Saratoga, California," prepared by Urban Programmers for Ankrom-Moisan Associated Architects in March 25, 2019 (revised in June 12, 2019). Subsequently, the findings of the design compliance analysis are the result from the review of the proposed design prepared by Ankrom-Moisan Associated Architects. A revised version of the "Historic Survey Report and Review of Proposed Development Plan for the Saratoga Retirement Community-14500 Fruitvale Avenue, Saratoga, California," was prepared March, 23, 2020 following G.A's peer review and was provided to G.A to complete this re-review.

PROPOSED PROJECT DESCRIPTION

The project proposes the expansion of the residential facilities of the Saratoga Retirement Community, a site owned by the Odd Fellows and Rebekah Lodge that is located at 14500 Fruitvale Avenue in Saratoga. The retirement community's original building was built on site in 1912. The retirement community is currently managed by Pacific Retirement Services, a national not-for-profit organization leader in the senior living and healthcare industry. The current project proposes to develop the site with three new residential facilities and to construct a building addition at the west elevation of the original structure. The proposed project will comprise extensive site work, the construction of three buildings of various heights (ranging from one to three story), and of a building addition at the west elevation of the existing historic resource. The stylistic components of the new buildings and of the addition will use some details of mission revival architecture such as sculptural parapets, stucco walls, red-tile roofs, and arched openings.

REVIEW OF HISTORIC RESOURCES EVALUATION, URBAN PROGRAMMERS

The historic resource evaluation is comprise of multiple sections, which include the following:

- An introduction
- An account of the history of the City of Saratoga
- A section on the history of the International Order of the Fellows and Rebekahs
- A section on the history of the Saratoga Retirement Community-IOOF Home
- A section on the Architectural Development of the Saratoga Retirement Community
- A section on the regulatory framework
- A section on the proposed development

- A section reviewing the project for the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings
- A section with CEQA conclusions
- A list of sources consulted

Introduction and Summary

This section provides a background on the project. A summary of the historic determination and conclusion of the review follows the introduction, with the description of the methodology used to produce the report, and a summary of the qualifications of the consultants.

- The historic determination and conclusion of the review is too broad, with no reference to specific chapters of the report, and with no citations or references.
(Not addressed in the response to GA comments but the introduction has been made specific enough and now includes citations. Resolved.)
- The introduction should include a description of the subject building / site.
(Resolved by revisions, this description has been included.)
- The introduction should include a description of the location of the property and a location map.
(Resolved by revisions, two maps included at top of the Historic Survey Report.)
- The introduction incorporates a short paragraph to describe the methodology. The methodology to research the history and architectural history is said to have followed standard research practices. However, the methodology and main sources of information should be listed, such as the name of any relevant archive or online resource.
(Resolved by revisions, sources are now listed in the methodology section.)
- Information on the qualifications of the consultants is sufficient for the purpose of this report.

History of Saratoga

GA found that the historic part of the report is well researched in general. This section provides a context on the development of the City of Saratoga ranging from the initial settlers to the City incorporation in 1949. It emphasizes the area's urbanization within the development of regional transportation infrastructures, the initiation of the city as a resort town, and the development of certain agricultural practices. The establishment of the odd fellows retirement community is contextualized within this narrative. However:

- It would be appropriate to include citations or references for sources used to produce this narrative.
(Resolved by revisions, footnotes have been added.)
- It would be appropriate to include some relevant material to support this section, such as maps, photographs, or newspaper clippings.
(Resolved by revisions. Materials have been added which greatly bolster the Historic Survey Report and Review of Proposed Development Plan for the Saratoga Retirement Community. More is always better especially in the earlier period, a sanborn map or aerial photograph would be excellent if they exist and can be found. File transfers may

have affected PDF format but photo descriptions should be consistent and match the document formatting.)

History of the International Order of Odd Fellows and Rebekahs

This section elucidates the history of the association responsible for the construction of the original building-the Order of Odd Fellows and Rebekahs- as well as the history of the organization's expansion leading to the construction of the Californian lodges.

- It would be appropriate to reference sources used for this narrative.
(Resolved by revisions, footnotes have been added.)

History of the Saratoga Retirement Community-IOOF Home

This section is useful for the contextualization of the subject site within local history and to elucidate the development of the retirement community.

- It would be appropriate to reference sources used for this narrative.
(Resolved by revisions, footnotes have been added.)
- All relevant images should be referenced in the text (e.g. see Image no. XX), and the source of each image should be cited.
(Resolved by revisions, sources and descriptions added.)

Architectural Development of the Saratoga Retirement Community

This section provides a detailed history of the development of the site, which includes dates and costs of construction work.

- There are no in-text references to sources used to produce this narrative. It should be noted if the data was extracted from permit records, Sanborn maps, assessor records, or other archival material. These sources could be included in the introductory section explaining the methodology.
(Resolved by revisions, footnotes have been added and are referenced in the introduction.)
- All relevant images should be referenced in the text (e.g. see Image no. XX), and the source of each image should be cited.
(Resolved by revisions, sources and descriptions added.)

Regulatory Framework

This section should provide the definition of cultural resources under CEQA, the criteria used to evaluate the site/building for inclusion in the National Register of Historic Places, in the California Register of Historical Resources, and in the City of Saratoga Historic Resource Inventory (or other local parameters). Typically, a section about the overall regulatory frameworks precedes one with the actual evaluation of the resource for its historic significance. Instead this section attempts to collate the regulatory framework to which the resource is subjected with an account of the historic status/ designation of the subject site taken from existing documents.

(The revised report does not include these, the response to GA's comment outlines previous studies and lead agencies approval to accept previous evaluations and not provide the evaluation in this report. Framework should still be added regardless to provide an adequate explanation of what criteria it was evaluated against within this report. Lead agency should decide if these need to be included, however report is adequate to standards.)

The opening paragraph consists of a statement about the eligibility of the subject property for listing in the California Register of Historic Resources on the basis that it is a resource of local

significance included in a local register of historical resources (and was determined to be so by a survey conducted in 1990). Later in the text, it is suggested that the subject property was previously evaluated on the occasion of a City Survey in 1988, and of another in 2009. This section is confusing and does not contain a clear determination on the historic status of the subject property under CEQA.

(Resolved by revisions, section clarified and typo removed.)

- Several aspects of the site's history were neglected in the current report, which include:
 1. The building's significance for its association with the order of the Odd Fellows and Rebekahs
 2. The building's architect Ralph Warren Hart.
 3. The way recent remodels have affected the building's character defining features
(Resolved by revisions. Information on architects has been added on page 20 and 21 of the Historic Survey Report. No remodels have been done since a 2005 DPR, Urban Programmers have recommended the city perform an update to the DPR to cover changes over time.)
- Additionally, it is recommended that all documents used for the evaluation (historic surveys, 523 DPR forms, building permits, etc.) be attached in the form of an appendix to the Historic Resource Evaluation.

(Resolved by revisions, added to appendix.)

During the site visit, GA had the opportunity to verify the condition of the original building and the spatial characteristics of the subject site. Thus, it was verified that an intervention in 2005 had resulted in many changes to the subject site. These changes included the seismic upgrade of the historic building's envelope; the replacement of the historic stucco; the replacement of the windows and doors with vinyl units; the installation of accessible ramps and railings; and the rehabilitation of metal balconies, light fixtures, and main exterior staircases. The rear of the building exemplified a reconfigured porch and a building addition. Additionally, several residential facilities had been constructed throughout the site.

Despite these changes, the subject site appear to have retained enough integrity to continue to be listed in the Saratoga Historic inventory and to be considered a historic resource under CEQA.

Thus, it was established that the subject building/site retains integrity of location, as it remains in its original location. Additionally:

- It retains integrity of design in the combination of elements that constitute its form, plan, space, structure, and style.
- It retains its integrity of settings, given that the spatial characteristics of its surroundings have not changed dramatically.
- It retain a marginal integrity of materials and of other physical elements that constitute the character defining features of the building's distinctive style, such as some of the light fixtures, lanterns, the wood entry-door, alabaster lampshades, and several interior features, finishes, and fixtures.
- It retains a marginal integrity of workmanship because some its original features were unaltered.
- It retains its integrity of feeling since its location, settings, and design continue to reflect the aesthetics of a 1912 Mission revival style residence.
- It retains its integrity of association as it is still able to express its style and association to the International Order of Odd Fellows.

Overall, GA agrees that the subject building continues to be an historic resource under CEQA. Hence, it retains its historic integrity overall and expresses historic significance. As such, it should remain eligible for listing as a City of Saratoga Historic Resource and to be considered for inclusion in the NRHP and CRHR.

Proposed Development

This section contains a description of the work proposed by the project architect for the subject site, which is illustrated with selected images (consisting of site renderings and buildings' elevations). The project proposes the construction of three residential facilities in the proximity of the original (ca. 1912) building (two of the facilities to be sited in front of the original building and one behind). These new buildings range from one to three-story in height with some stylistic elements that replicate mission architecture, consisting of sculptural parapet, stucco walls, red-tile roofs, and arched openings.

- Under the description of the site on page 16, it is unclear if the "small ridges or pads that were artificially made for the building" are proposed or existing.
(Resolved by revisions, clarified on page 27 of the Historic Survey Report, the "pads" are existing foundation structures associated with each building. The plan also proposes construction of new "pads" for the proposed buildings.)
- The description of the manner in which the addition will be connected to the historic manor building is inconsistent among sections of the Historic Survey Report.
(Resolved by revisions, language is clarified.)
- It should be noted the way in which the proposed stylistic elements are compatible with the historic features.
(Resolved by revisions, discussed on page 29 of the Historic Survey Report.)

The Secretary of the Interior's Standards for Rehabilitation of Historic Buildings

In this section, the proposed design was reviewed for compliance with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

- Any proposed change that could affect the spatial relationship (and composition) of the site should be reviewed for compliance with the "Standards" (particularly relevant to Standards no. 1, 2, and 9). This section should address any change to the site itself that would affect its spatial characteristics, including all those changes that are necessary to accommodate the new buildings.
(Resolved by revisions, spatial relationships have been more fully described. Pages 41, 42 and 49 of the Historic Survey Report.)
- Features of the proposed new buildings that were not reviewed for compliance with the standards should be addressed. These features include the height and setting of new buildings and some of their stylistic characteristics.
(Resolved by revisions, more detail has been added on pages 41-49 of the Historic Survey Report.)
- The relationship between the new buildings and the historic property should be clarified. A determination of the maximum acceptable height for the new buildings should be included (as per the Standards and other local design guidelines). Any change

in the visibility of existing buildings as a direct consequence of the proposed project should be taken into consideration.

(Resolved by revisions, the meeting room is described on pages 38 and 39 of the Historic Survey Report. Overall the visual impact is described as minimal and the lack of impact from other buildings is considered.)

- Additionally, it should be explained why the stylistic elements proposed for the new buildings are considered appropriate for this project and how false historicism will be prevented (particularly relevant to Standard no.3).
(Resolved by revisions, Described on page 43 of the Historic Survey Report.)
- Any inconsistency and contradictory information should be verified and corrected. For example, the connection of the addition is mentioned to be removing “historic stucco” at Standard no.5 and to be using an existing opening at Standard no.10.
(Resolved by revisions, clarification provided in notes, this is not an inconsistency. Described in detail on page 45 of the Historic Survey Report under standard 10.)

During the site visit, GA had the opportunity to verify the condition of the original building and the spatial characteristics of the subject site. Several characteristics of the subject building and site were noted, which confirmed the proposed project’s conformity to some of the Standards.

These included the absence of historic fabric (original construction materials) from the wall corresponding with the area where the proposed addition should be connected. The presence of a vinyl door and of an ADA ramp at this location, and the absence of historic stucco led to the conclusion that the installation of a connection with the proposed addition is compliant with Standard no. 5 and standard no.10. However, stylistic elements for this said addition must be carefully considered, to avoid direct quotations, not to create false historicism. Thus, it would be preferable the use of stylized archetypes in place of sculptural elements. As this area must appear unified in style but distinctive enough to allow differentiation.

It was also determined that the addition of the three residential facilities, if done by respecting the surrounding resources’ massing and heights should not compromise the site’s spatial relationships. Therefore, proposed building B at front (of the IOOF building) should be subordinate to the grade of the frontal plaza and hidden by landscape features.

The residential facility (proposed building A) at the back of the historic IOOF building should not be visible from the site’s main entrance (access driveway and frontal plaza).

(Facility has been reduced by one story in resubmittal. Page 30 of the Historic Survey Report.)

Hence, it should not exceed the height of nearby existing structures. Buildings located out of sight and amidst other development should not impact spatial characteristics of the historic site. The same considerations expressed for the stylistic elements of the building addition are valid for these structures (proposed buildings A, B, and C). The design of new development should also be consistent with what is already on site to avoid a patchwork of styles.

(Building B discussed previously, “Buildings A and C have been designed to be consistent with the existing Independent Living Buildings”, see pages 29-41 of the Historic Survey Report.)

CEQA Conclusions

The document concludes with the evaluation of the subject building as a historic resource under CEQA, determining that the proposed development is compliant with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings. GA has reviewed these considerations in connection with each standard and concurs with the conclusions reached.

Sources Consulted

This section should be referred to as "References" if directly related to (and only including) sources quoted in the body of the text. It can be otherwise referred to as a "Bibliography" if it includes sources broadly used to produce a narrative and not directly quoted. It should be formatted consistently accordingly to the chosen style (Chicago, MLA, etc.).

(This section should be titled "References" or "Bibliography" not "Sources Consulted and References" as in the current version. This is not necessarily an issue of compliance but rather of convention and report standardization. There is no need to call it "Sources Consulted".)

ANALYSIS/EVALUATION

During the site visit, GA had the opportunity to verify the conditions of the original building and the spatial characteristics of the subject site. The many changes to the subject building and site that occurred through time were noted and related comments were incorporated in the text of this memo. GA found the present report acceptable, with the exception of a few areas that, to our advice, should be revised and referenced.

During the site visit, GA had the opportunity to verify the conditions of the original building and the spatial characteristics of the subject site. The many changes to the subject building and site that occurred through time were noted and related comments were incorporated in the text of this memo.

GA found the present version of the "Historic Survey Report and Review of Proposed Development Plan for the Saratoga Retirement Community-14500 Fruitvale Avenue, Saratoga, California" (3/23/2020) to be complete and sufficient. Only two issues remain to be addressed, though neither impacts the compliance of the report. GA recommends that the "Sources Consulted and References" section be retitled "References" and that a complete evaluation framework be provided in its own section preceding the evaluations in the Historic Survey Report, subject to lead agency's determination.

**Historic Background Report and Review of Proposed Development Plans for the
Saratoga Retirement Community**

14500 Fruitvale Avenue

Saratoga, California



Prepared for: Pacific Retirement Services
1 West Main St., Ste. 303
Medford, OR 97501

Prepared by: Urban Programmers
10710 Ridgeview Avenue
San Jose CA 95127

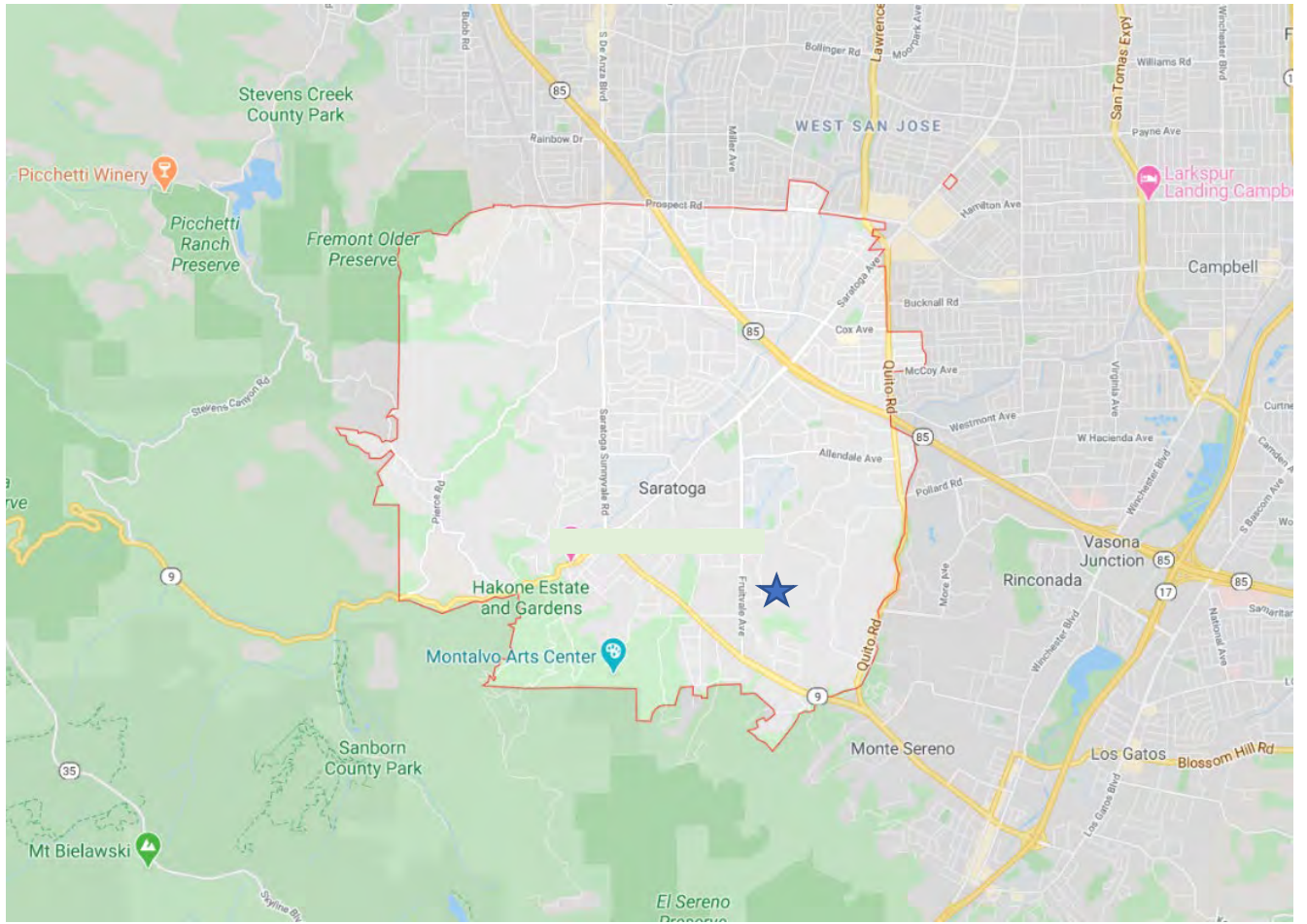
Date: March 25, 2019
Revised June 12, 2019

Response to Peer Review 3/23/2020
Response to Peer Review 9/6/2020



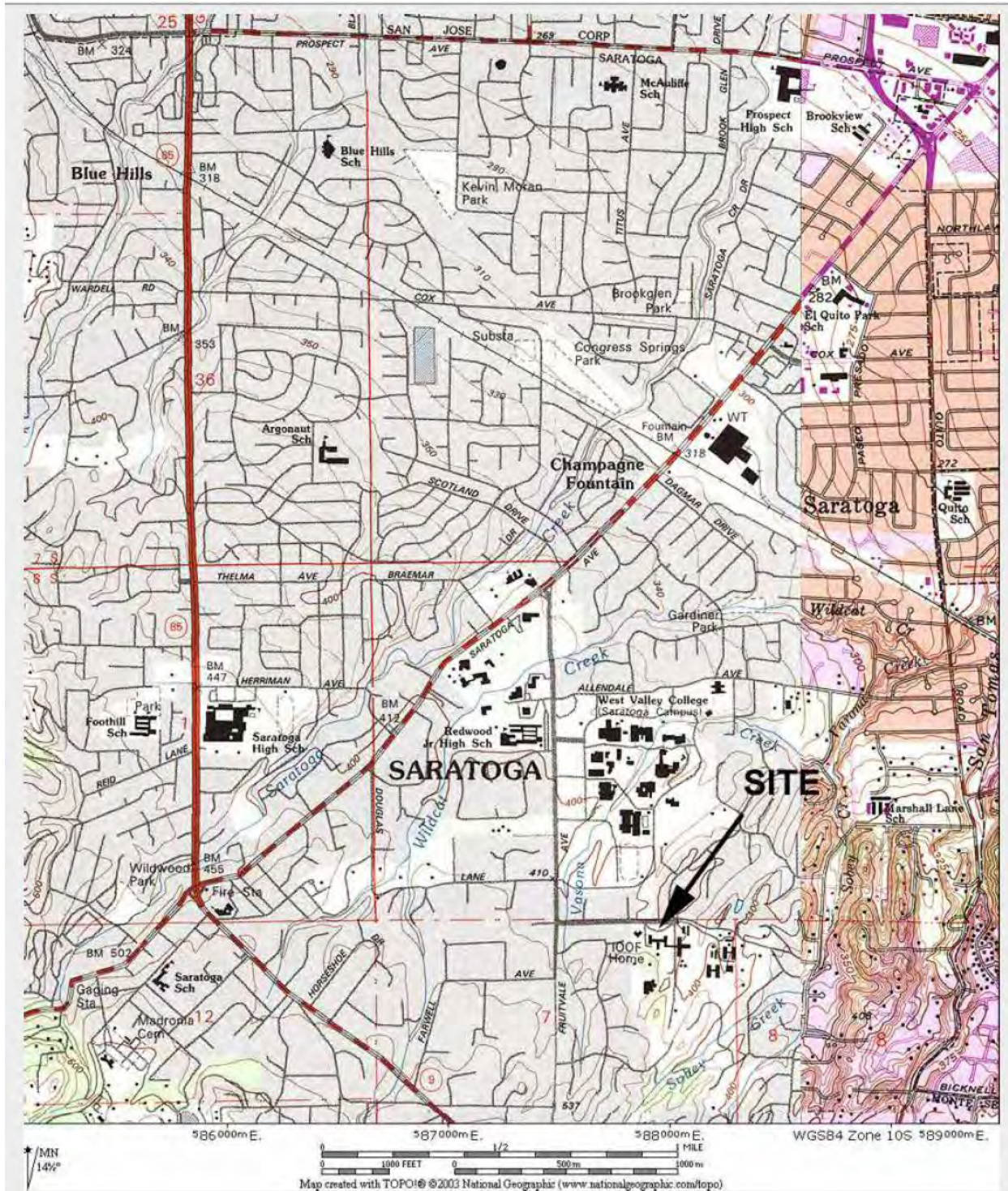
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Area Location Map showing the City of Saratoga, California and the location of the Saratoga Retirement Community, 14500 Fruitvale Avenue, Saratoga California.

Source of maps: Google Earth Pro



USGS Location Map showing the location within the City of Saratoga
 Source: USGS and DPR 523, Odd Fellows Home, Archives and Architecture, 2009



Image 1-
Aerial view
of the
Saratoga
Retirement
Community
with the
Manor
Building in
the center
forefront.

Source:
Pacific
Retirement
Services

Introduction and Summary

The Saratoga Retirement Community, formerly the Odd Fellows & Rebekah Retirement Home, is located on 37 acres of undulating terrain in the rolling hills in the southwest quadrant of the City of Saratoga, at 14500 Fruitvale Avenue. The site, as seen in Image #1, is developed with the historically significant Manor Building (1912) and several one to three-story residential buildings constructed from the 1980s to 2005, to increase the number of units available for senior residents. The facility is a continuing care retirement community that has served as such since 1912.

The property is owned by the Odd Fellows Homes of California (Odd Fellows and Rebekah) and managed by Pacific Retirement Services Inc. The owners and management company have proposed an expansion of the campus facilities to add residential units in order to meet the needs of an aging population and to provide amenities and ongoing maintenance for the historic resource Manor Building. The 1912 Manor (formerly known as the Odd Fellows Retirement Home), is a 2-story building with twin bell towers that is designed in the Mission Revival style. The building has residential apartments, dining and kitchen facilities, administration offices and other amenity spaces. Other buildings on the campus are residential in use, constructed after the Manor and as recently as 2005. Because the Manor is a historic landmark in Saratoga and appears eligible for listing in the California Register of Historic Resources, the plan for additional buildings and changes to the campus must be considered by the City of Saratoga for compliance with the City's General Plan, Zoning Ordinances, Historic Preservation Ordinance and policies and the California Environmental Quality Act (CEQA).

In 2018, Urban Programmers was contacted by the management company and the architectural firm of Ankrom-Moisan Associated Architects to consult on the proposed development plan regarding the Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings¹ and to prepare an historic evaluation study for the City of Saratoga to use in evaluating the proposed development. To provide context for the proposed changes, the study provides a brief history of the City of Saratoga, the owners, and the Saratoga Retirement Community, the previous Odd Fellow Retirement Home. This brief history is to assist the City in making judgements regarding the proposed expansion plan. It is not intended to provide a new or an updated DPR 523 for the historic building or property. There have been a series of historical survey evaluations, and DPR 523 forms completed for the property beginning in 1981, 1988, 1999 and the last in 2009. All have been approved by the City and all show the Manor Building to be eligible for and listed as a Saratoga landmark, and following the establishment of the California Register of Historical Resources (CRHR) in 1992, the building was determined eligible for listing in the California Register as well. This current study agrees with and accepts the previous determination that the Manor Building is a local landmark and is eligible for listing in the California Register of Historic Resources. Copies of the previous eligibility documents are attached in the Appendix to this study. It should also be noted that the purpose of this study is to consider the proposed expansion project and is not intended to provide a Statement of Effect for the past alterations and changes that have occurred since 1912 when the Manor Building was constructed.

This study considers a brief history of Saratoga to show the context as the location in geography and history for the Odd Fellows Retirement Home and describes the history of the organization and how the retirement home came to be located in Saratoga.² The next section briefly describes the organizations that own and were the developers of the facility in 1912, the Odd Fellows and Rebekah and follows with a section describing the development of the Odd Fellows Retirement Home-Saratoga. Following the brief history of the property, the report considers the regulatory framework for considering the development proposal, particularly the California Environmental Quality Act (CEQA), and the determination that the Manor Building is a historic resource within the definition of CEQA.³ It also considers the Saratoga General Plan and historic preservation policies and ordinance of the City. The report describes the proposed plan for developing three new residential buildings, a meeting room building with a connection to the historic Manor Building, and a fitness center building.⁴ Following the description of the proposed development the study considers how the proposed development conforms with the “Secretary of the Interior’s Standards for Rehabilitation (Standards).”⁵ The conclusion of the study is that with the redesign of Building B to lower the height for the facade facing the

¹ <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

² See the sections; History of the Odd Fellows and Rebekah , History of the Saratoga Retirement Community-Odd Fellows Home.

³ Through the survey process, DPR 523, Archives and Architecture, DPR 523, Odd Fellows Home, 2009 (Attached)

⁴ Ankrom Moisan Architects, Inc., Saratoga Retirement Community Expansion Plans.

⁵ <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

Manor, and to incorporate a color pallet that differs from the historic building, the proposed development now conforms with the “Standards.” With these changes to the design, the development does not create a significant adverse impact to the historical environment and would also conform with the General Plan and Preservation Ordinance of the City of Saratoga.

After the study and plans were submitted to the City of Saratoga, the study was sent to Gravaglia Architecture for peer review by Sonia M. Miller, Architectural Historian. The peer reviewer agreed with the conclusions and structure of the study. However, in her letter of January 20, 2020 Miller made several recommendations and asked for clarification of what appeared to be inconsistencies in the study. This revised study and the accompanying cover letter address her recommendations and explains why some are beyond the scope of this study. In Millers comments was the recommendation for a complete chronology of changes to the Manor and campus. Our recommendation is to prepare an update or new DPR 523 to incorporate all the changes to the property after the current phase of construction is complete. At this time there is very minor change to the actual Manor and thus waiting until this phase is complete would be appropriate.

Methodology of this study:

To compile the history and architectural evaluation of the property and proposed changes, standard research practices were followed. Primary repositories and archives used for research include the Saratoga Historical Museum, The California Room of the Martin Luther King Main Library in San Jose, the City of Saratoga and Saratoga Retirement Home records including photographs. The general history of Saratoga was primarily found in the book Saratoga’s First 100 Years, by Florence Cunningham published in 1985. The history of the Odd Fellows and Rebekah was primarily found in Calling Out From the Past-The First Odd Fellows Home in California, by Peter V. Sellers, published in 2008. Previous survey forms and the latest 2009 DPR prepared by Archives and Architecture were used to understand the local importance of the Odd Fellows Home. Newspapers found on line were also helpful in creating the historical and development history of the property. These are listed in footnotes and in the Sources Consulted-Reference section of the study. The Section-Sources Consulted at the end of the study report provides a list of repositories, including the internet, and the sources for general as well as specific information that were used to create the background of the study. Site visits and conversations with the architects and staff on site at the Saratoga Retirement Community were also part of the information gathering and exchange process.

Qualifications of the Consultants:

URBAN PROGRAMMERS is an interdisciplinary firm specializing in consulting services for historic preservation and urban revitalization. The firm has provided services to all levels of government and to private owners and corporations. The firm has extensive experience in the programs of the National Historic Preservation Act, including Nominations to the National Register of Historic

Places, “Section 106”, Certified Historic Structures and Investment Tax Credit Program and the California Environmental Quality Act-historic property. The firm is well versed in the criteria of cities and counties, in providing historic property surveys and evaluation. The firm meets the qualification standards established by the Secretary of the Interior and local jurisdictions.

Associates of the firm work under the direction of Bonnie Bamburg who has worked with historic preservation programs since 1972. For three years, Bonnie taught the upper division course in Historic Preservation at San Jose State University. For six years she served as a Commissioner with the San Jose Historic Landmarks Commission where she wrote the Historic Preservation element of the General Plan and drafted preservation ordinances. In addition, Ms. Bamburg holds certificates in special materials preservation, wood, slate and metals, from universities in Canada and the United States.

The firm has prepared historic surveys for cities, counties and the federal government, National Register Nominations for 20 individual properties and 3 large historic districts as well as hundreds of local assessment reports where incorporating rehabilitation planning and feasibility studies follow the Secretary of the Interior’s Standards.

The firm has been a consultant in historic preservation to the City of San Jose and to the former Redevelopment Agency of the City of San Jose. In addition to many individual private clients, Ms. Bamburg has provided consulting services to corporations and government agencies, including, Yosemite Park & Curry Company, Stanford University, The U.S. Department of the Navy, U.S. Department of Veterans Affairs, City of Gilroy, City of Monterey, County of Santa Cruz, City of Livermore, City of Santa Clara, City of South San Francisco, and the towns of Woodside, Portola Valley and Los Gatos, and cities in Colorado, Texas and South Carolina.

Associates of the firm represent experience and education in specific areas.

Key associates for the Saratoga Retirement Community proposed plan are:

A. Douglas Bright B.A. International Relations. California State University, East Bay, Hayward, CA (2002). M.A. Historic Preservation, Savannah College of Art and Design, Savannah, GA (2008). Associate Environmental Planner (Architectural History) California Department of Transportation

Marvin Bamburg, President, MBA Architects, CAL-NWIC Historic Architect. Over 50 years’ experience in historic preservation planning, and with a diverse architectural practice.



Image 2 Aerial view of the 37 acre Saratoga Retirement Community, 14500 Frutvale Avenue, Saratoga
 Source: Google Earth Pro

Background Information

History of the City of Saratoga

The City of Saratoga is situated in the western foothills of the Santa Clara Valley along Saratoga Creek. The first Europeans to pass through the area were the Spanish led by Don Gaspar de Portola in 1769. The next exploration occurred during the De Anza expedition which passed through this area on March 25, 1776.⁶ The first permanent white settlers in the area came in 1850 to work in and support the lumbering industry which had been exploiting the surrounding mountains since late 1847, when William Campbell built a sawmill. Around 1850-1851 the village came to be known as McCartysville - named after Martin McCarthy, the man who leased the Campbell mill and built a toll road down to the Santa Clara Valley.⁷ This was also the decade when the first public transportation systems were established in Santa Clara County and regional stage lines were built to connect San José, Santa Clara, Alviso, and Saratoga, as well as San José

⁶ Cunningham, Florence R. Saratoga's First 100 Years, Panorama West Books, 1967, page 1

⁷ Ibid, page 40

with San Francisco and Monterey. In the 1850s Jud Caldwell discovered springs nearby to the west, which he called “Pacific Congress Springs” because the water had a similar mineral content to the water from Congress Springs, in Saratoga Springs, New York.⁸ This led to the opening of the pleasure resort “Congress Hall” in 1866. This name was borrowed from the famous resort by the same name, also from Saratoga Springs, New York. This was but one of the many resorts and pleasure gardens to open in Santa Clara Valley during the latter 1850s and through the mid-1860s. This was due in part to the mild weather, abundant springs, and beautiful scenery.

By the late 1880s, the economy of the area was being taken over by orchard production. By 1900, that industry came to dominate the agricultural economy and that year Saratoga created an annual event to celebrate this, called the Blossom Festival.⁹ This event brought thousands of people to Saratoga and many left with an appreciation for the quality of life and natural scenery of the area – something the wealthy patrons of the nearby resorts already knew quite well. In 1902, California established its first state park, at nearby Big Basin. In 1903, the San José & Los Gatos Interurban Railroad was constructed to connect Saratoga and Los Gatos. This connectivity led to accelerated residential development and increased Saratoga’s accessibility to visitors from around the Bay Area.¹⁰ This burgeoning popularity with the masses led to new resorts being established. East of Saratoga, a health resort called Nippon Mura began construction in 1901 and was greatly expanded after 1906.¹¹ Paul Masson also turned his Mountain Winery into a destination for San Francisco and California’s elite with his Chateau at the top of the hill to the west of Saratoga.¹² By 1917, other similar grand retreats were evolving, such as Oliver and Isabel Stine’s Hakone, to the west of the Village. Given its history as a resort destination, as well as its efficient connectivity to San Jose and other nearby communities, it was natural for the Odd Fellows to choose this location as the site for its new home for the aged. At the same time, sources of mineral water continued to be exploited for recreational and medicinal use, particularly in Alum Rock Canyon and in the mountains above Saratoga.

This remarkable history led the entire community of Saratoga to be listed as a California Historical Landmark (No. 435) on April 11, 1949. Following World War II, the village began rapidly to urbanize, and it was feared by its residents that it would lose its bucolic charm. As a result, it was incorporated in 1956, mostly to gain control over its development by avoiding annexation by San Jose. “Keep it rural” was a slogan used during the campaign in support of incorporation. In 1950, the population was less than 2,000. The city now has almost 30,000. Although Saratoga has become much more urbanized, a few vineyards and orchards from its early days remain on the hillsides.

⁸ Cunningham, Florence R.. Saratoga’s First 100 Years, Panorama West Books, 1967, page 69

⁹ Cunningham, Florence R.. Saratoga’s First 100 Years, Panorama West Books, 1967, page 235

¹⁰ Ibid page 247

¹¹ Ibid page 83

¹² Sullivan, Charles, Like Modern Edens-Wine Growing in the Santa Clara Valley and Santa Cruz Mountains 1798-1981, California History Center, 1982 page 89

History of the International Order of Odd Fellows and Rebekahs

The modern incarnation of the International Order of Odd Fellows (IOOF) originated in England, sometime in the 17th century. The Lodges were formed by men in the lower classes to facilitate social connections as well as in obtaining work. They eventually evolved into more charitable endeavors such as providing support for orphans, widows, the aged, the sick, and the indigent. In 1819, the Independent Order of Odd Fellows (IOOF) in North America was founded in Baltimore, Maryland by Thomas Willey.¹³ In 1851, the Odd Fellows allowed women to join as auxiliary members called "Rebekahs". This was the first time a fraternal organization in the United States allowed women into their ranks.¹⁴ By the late nineteenth century, the Order had spread to most of the rest of the world, with lodges in North and South America, Asia, Australia, and Europe. In 2001 the IOOF allowed women to join the Odd Fellows as full members, though Rebekahs are still a unit in the organization. Rebekahs also now allow men to join their unit.¹⁵

The governing structure was reorganized in 1879 when the name of the supreme body was changed to the Sovereign Grand Lodge. The Sovereign Grand Lodge is made up of Grand Representatives from the Grand Lodges and Grand Encampments of the United States and Canada. Grand Lodges possess jurisdiction over State and Provincial Rebekah Assemblies and Rebekah lodges, as well as in the government of subordinate lodges.¹⁶ The Patriarchs Militant, with the local unit, called Canton, is organized like the United States Army, with Department Councils, all under the immediate government of the Sovereign Grand Lodge.

IOOF was granted a charter to build lodges in California on September 9, 1849. The Grand Lodge of California was founded in 1853 by the Sovereign Grand Lodge of the Independent Order of Odd Fellows. In 1964 at a Grand Lodge Session, the elected representatives of the Grand Lodge voted to allow members of the Rebekah Assembly to serve on the Board of Trustees (and later, Board of Directors) of the Odd Fellows Home of California.¹⁷

Today, the Odd Fellows operate and orphanages in Gilroy but no more hospitals in the United States. The organization administers a few cemeteries and very few retirement communities.

¹³ Sellars, Peter V.; "Calling Out From the Past", Page 137 San Francisco Call, Volume 87, Number 134, 13 April 1901

¹⁴ San Francisco Call, Volume 93, Number 167, 16 May 1903

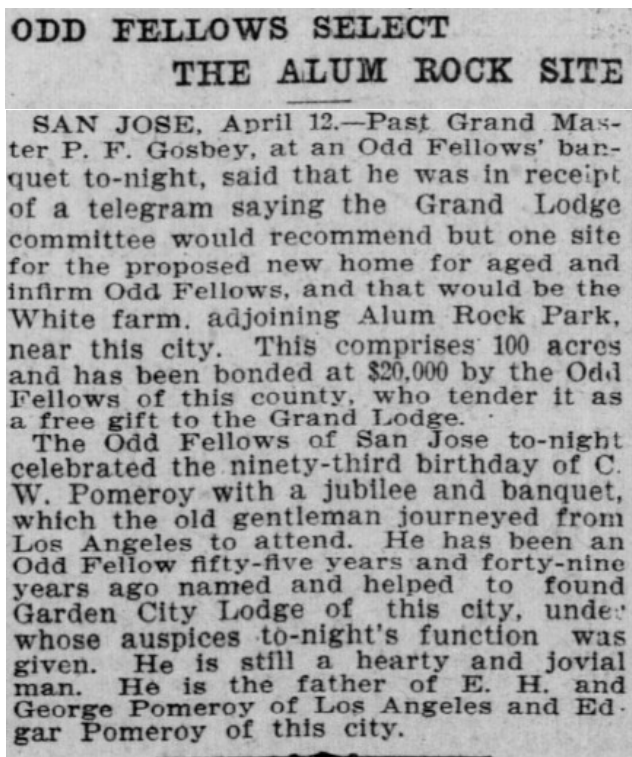
¹⁵ Oakland Tribune, Apr-16-1908-p-4

¹⁶ Miceli, B. (2017, November 3). Fruitvale Avenue: the road much traveled. Retrieved from The Mercury News: <https://www.mercurynews.com/2017/11/03/fruitvale-avenue-the-road-much-traveled/>

¹⁷ Oakland Tribune October 7, 1911

History of the Saratoga Retirement Community-IOOF Home

In early 1901, the White Farm (30 acres), supplemented by 73 acres of surrounding lands (cumulatively called the "White Tract") adjoining Alum Rock Park, east of San Jose was donated to the Grand Lodge of California by Santa Clara County for building a new home for the aged and infirm.¹⁸ As the article below states, this was intended to be a replacement for (or supplement to) their existing home for that purpose in Thermalito (in Butte County, three miles from Oroville), California. It was felt that a more central location (i.e. closer to San Francisco) was preferable to Thermalito, even though the home was still in good condition and was served by 14 trains daily.



San Francisco Call, Volume 87, Number 134, 13 April 1901

¹⁸ San Francisco Call, , Volume 87, Number 134, 13 April 1901



The Thermalite Odd
Fellows Home c. 1900

Source: Meriam
Library, California
State University, Chico

Thermalito had been the Odd Fellows home since 1895. On May 15, 1903, by a vote of 395 to 224, they decided to abandon their home in Thermalito and relocate their home to the White Tract.¹⁹ However, this site was removed from consideration in May 12, 1904 because the water supply from the onsite well as well as from Penetencia Creek was determined to have a mineral content that was too high and the expense of piping water from its nearest point, about three miles away, would be too great. Realizing that it may take some time before a new home is located, it was immediately decided to allocate \$3,000 for the construction of a new hospital at the Thermalito home.

Therefore, in June 1906, Grand Master Theodore A. Bell appointed an 11-member committee to search for a suitable new home. After searching several counties in the Bay Area (Sonoma, Contra Costa, Alameda, Napa, San Mateo, and Santa Clara) over a two-year period, they settled on two possible locations: Decoto (now part of Union City) and Saratoga.²⁰ The Decoto property was withdrawn because the owner (Mr. Whipple) refused to sell. Therefore, on March 20, 1908 they completed the purchase of the approximately 87.9-acre Oakwood Farm, owned by John W. and Bessie Harden Stetson (other sources say the Merrill family), for \$16,500 (other sources say \$16,000).²¹ The land was originally owned by the Dexter family from 1880 until 1906 when they sold it to the Stetsons (Merrills). The deed of sale reserved to the sellers "spring water, not to exceed 60 gallons in any one calendar day, for a cow or other domestic animal." The Thermalito home was to be retained, though seven acres of it was to be leased. In May of 1911, it was decided to build a home for aged Odd Fellows and Rebekahs at this location. At the time, the

¹⁹ Sellars, Peter V.; "Calling Out From the Past", Page 157

²⁰ Mattson, S. (2012, January). IOOF Retirement Community to Celebrate 100 Years of Dedication on April 20. Saratoga Historical Foundation (Newsletter), p. 2.

²¹ Saratoga Retirement Community. (2019, February 22). Accommodations - Saratoga Retirement Community. Retrieved from Saratoga Retirement Community: <https://www.retirement.org/saratoga/accommodations/>

Saratoga property had 3,000 fruit trees in its orchard and a local source of fresh water on the property. The cornerstone of the Odd Fellows home was laid on Saturday, October 7, 1911 and was attended with great fanfare by local Odd Fellows lodges. There was a barbecue lunch, and music was provided by the Orphan's band from the Odd Fellows' home in Gilroy. It was presided over by Grand Master H. D. Hudson of Stockton. The four days prior to the laying of the cornerstone The Patriarchs Militant of Santa Cruz hosted several cantons who engaged in competitive marching drills to mark the occasion.²²

Before the Odd Fellows' Home was completed, a cemetery was constructed on a hill south the community. Burials were conducted here from 1911 to the present.

On May 15, 1912, with an estimated construction cost of \$300,000, the Odd Fellows' Home was officially opened during a commencement ceremony attended by 2,000 people.²³ The event is seen in Image# 3 on page 15. It was subsequently established under name Odd Fellows Home of California, as a nonprofit public benefit corporation. The Odd Fellows of California then moved 150 elderly residents 200 miles by train from Thermalito to Saratoga beginning at 5 a.m. on November 18th of that year. The Odd Fellows archive lists this event as "The Great Move." The railroad operators conducted them free of charge. By 11 p.m., all the residents were successfully resettled.²⁴

The property was later expanded to 101 acres. By the early 1970s, the orchard was sold off. A ten-acre section of land in the far south of the property was leased to the City of Saratoga for \$1 per year and the 1915 gardener's cottage, cook Building, and chicken Buildings were repurposed as the Nursery and Educational building for the Saratoga Community Garden in 1972.²⁵ On June 13, 1987, the Saratoga Community Garden was closed by the Odd Fellows who were considering developing the land. And over the years the campus shrunk until now it comprises only 37 acres – less than half of its original size.

22 Poarch, G. A. (2005, May 2). Amendments to the California Odd Fellows Foundation BY-laws. Modesto, California, USA.

23 Saratoga Heritage Preservation Commission. (1988). Historic Resources Inventory (#27). Saratoga: City of Saratoga.

24 Sellars, Peter V.; "Calling Out From the Past", Page 155

25 Maggi, F. D. (2009). Department of Parks and Recreation Primary Record for the Odd Fellows Home. Saratoga: Archives & Architecture, LLC.



Image 4 1912. Gathering at the new Odd Fellows home in Saratoga. This gathering may have been "Opinion day" for members of the I.O.O.F. Members of the fraternity wearing regalia can be found standing on a stage on the far right of the photograph. Other members are scattered throughout the photograph, some distinguishing themselves with large feather plume hats.²⁶

In the 1920's, 175 residents lived in the retirement home, whose average age was 76.5 years. There were three times more men than women, with 124 men and 46 women. Twenty-two orderlies worked at the institution. In 1959, there were nearly 200 Odd Fellows and Rebekahs there with the average age being 85. Today, residencies are open to non-members. There are currently about 350 residents and 280 staff. Only 11 residents are member of IOOF.²⁷



Image 5- Postcard from 1958 showing the front of the Odd Fellows Home Saratoga CA.
Source: Urban Programmers

²⁶ San Francisco Call, Volume 107, Number 130, 9 April 1910,
<https://cdnc.ucr.edu/?a=d&d=SFC19100409.2.67.1&srpos=3&e=en--20--1--txt-txIN-odd+fellows+saratoga+construction-1>

²⁷ Odd Fellow Delegates Present Report on Coastal Convention.(1949/5/24).Bakersfield Californian, p. 14.

In 1988, following a cultural resource survey conducted by the City of Saratoga, the property was placed on their Heritage Resource Inventory.

The Odd Fellows of California purchased a second retirement home in Napa in 1992. These two institutions (Odd Fellows Homes of California and Odd Fellows Housing of Napa) were later merged into one as the Odd Fellows Homes of California. They are governed by a 13-member Board of Directors.²⁸

In 1999, management over the community was entrusted to Pacific Retirement Services, Inc. (PRS). The complex is known today as Saratoga Retirement Community and is the oldest continuously operating retirement community in California.

Architectural Development of the Saratoga Retirement Community

The grounds of the site were originally a farm and the barn and other outbuildings that were on the land when it was purchased in 1908 were most likely remnants of the earlier use. Some of these farm buildings and structures were later used by the residents to run a working farm, helping to make the home more self-sufficient. It helped that the purchase of the farm included some wagons, harnesses, saws and squares, and livestock — specifically "12 chickens, two guinea hens, one dog, four horses, a cow and a heifer." ²⁹

The original plans for the property, decided upon by the trustees on April 8, 1910, called for a large administration building, a hospital, and eleven cottage bungalows at a cost of \$95,000. The administration building was intended to accommodate 300 with each bungalow to house 20 individuals. This option was selected from six submittals forwarded by architects as part of a competition. Many architects entered the competition with the top three receiving an award. The winner of the first prize was San Francisco-based architect Ralph Warner Hart, with collaboration from Oakland-based architect J. Henry Baehrer (Boehrer). See Image 6 the winning design. They won \$400 and given the chance to superintend the construction. Second place prize of \$250 went to Camming & Weymouth, architects, and the third prize to Wolfe & McKenzie of San Jose.³⁰

²⁸ Hazlett, S. (1973, November 6). This is the News of North Hollywood. Los Angeles Valley News, p. 16.

²⁹ Poarch, G. A. (2005, May 2). Amendments to the California Odd Fellows Foundation BY-laws. Modesto, California, USA.

³⁰. San Francisco Call, "Artistic Design For Home," Volume 107, Number 130, 9 April 1910

Plans Selected for I.O.O.F. Santa Clara County Home

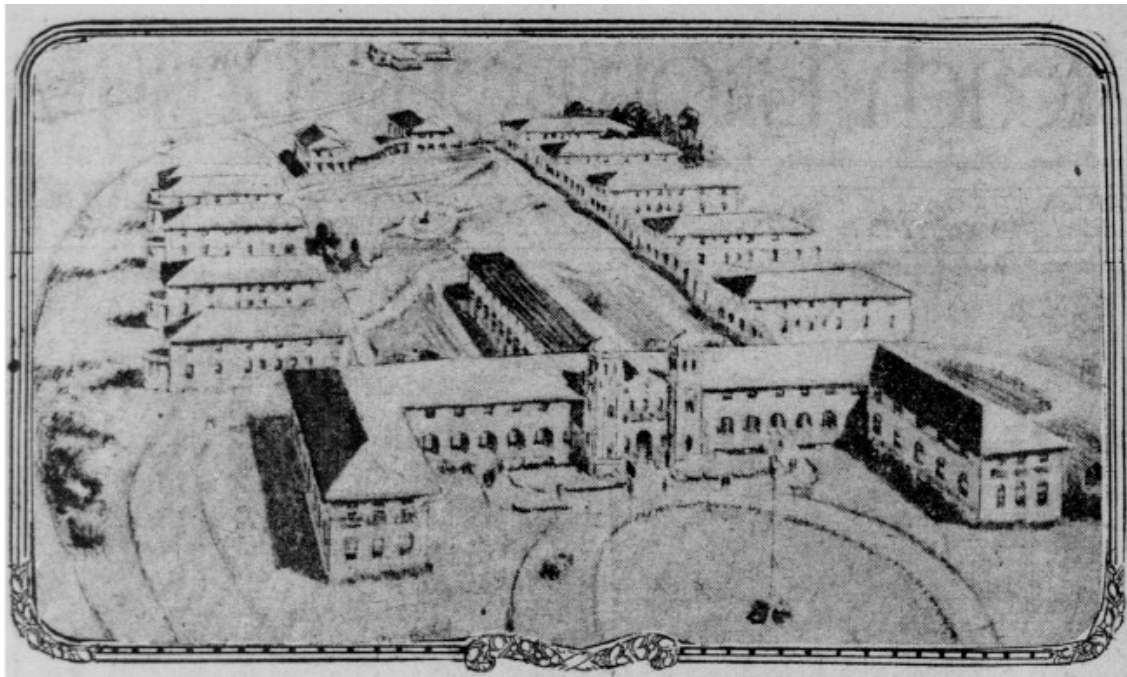


Image # 6 AFTER A COMPETITION AMONG ARCHITECTS THE TRUSTEES OF THE ODD FELLOWS' HOME HAVE ADOPTED PLANS THAT PROVIDE FOR A LARGE ADMINISTRATION BUILDING, A HOSPITAL AND 11 BUNGALOWS COTTAGES FOR THE HOUSING AND COMFORT OF INDIGENT MEMBERS OF THE ORDER, AT A COST OF \$95,000.³¹

The directors present for the decision were John Thompson, S. K. Moreland, D. A. Sinclair, John Hazlett, Fred E. Pierce, and D. Richardson. Most from the Santa Clara Valley.³²

The two do not appear to have been prolific. Hart designed buildings in San Francisco, Boeher mostly in Oakland. However both entered many prestigious competitions.³³ By the time the retirement community grounds were being constructed in 1911-1912, the number of cottage bungalows was scaled back from eleven to five. The campus was built in the Mission style on the cottage plan – with a main administration building (also called the Manor Building) beside row directly southeast of the Manor Building. To the west, was the 3,000-tree orchard. The first buildings constructed were the Mission Revival administration building, four of the five planned bungalows, the hospital, laundry, power building and stables. The work called for completion of all these buildings within 90 days following the fabrication of their reinforced concrete foundations. The contract cost \$119,000.³⁴ The three-story Manor Building includes a 180-seat dining room, and living room with a library nook, an assembly hall, administrative

³¹ San Francisco Call, "Artistic Design for Home", Volume 107, Number 130, 9 April 1910 page 16

³² San Francisco Call, "Artistic Design for Home", Volume 107, Number 130, 9 April 1910 page 16

³³ A brief description of the architects is found beginning on page 20.

³⁴ Sellars, Peter V.; "Calling Out From the Past", Page 155

offices, and a small sitting room five large cottage bungalows of from twelve to 20 rooms each arranged in a neat north-south. The assembly room was furnished by IOOF member William H. Barnes with a carpeted area containing heavy oak chairs, a raised stage, and a pipe organ. The hall was subsequently named in his honor. The buildings were constructed by the builder, C. H. Hopp; with the roofing material installed by sub-contractor Fibrestone and Roofing Company (704 Market Street, San Francisco). These roofers also installed the roof of the Southern Pacific Station in Oakland as well as the promenade in the newly constructed Oakland City Hall. The formal



Image 7- Odd Fellows Home Saratoga c. 1914 Source DPR523 Odd Fellows Home, 2009

gardens were designed by John McLaren, who was a member of the Odd Fellows and the acclaimed Parks Superintendent who was influential in the creation and design of Golden Gate Park in San Francisco.³⁵ In 1912, he was also Landscape Engineer for the Panama Pacific International Exposition and worked as a horticultural consultant for the Palace of Fine Arts.

The gardener's cottage, cook building, and chicken buildings (later repurposed as the Nursery and Educational building for the Saratoga Community Garden in 1972) were all built in 1915, at the far southern end of the property.

In early 1949, the owners completed some major renovations which included a completely remodeled infirmary (costing \$53,000); the kitchen and administration building were revamped (\$19,202); a new electric well pump was added (\$4,138); and new ramps were installed throughout.³⁶

In July of 1956, a fire occurred in the infirmary, causing \$2,000 worth of damage. No residents were harmed, but this led to the building of a new infirmary. At a cost of \$80,000 the new infirmary wing was opened on Sunday, May 10, 1959. The infirmary was rebuilt yet again in 1973.³⁷

A new wing to the east with 79 rooms, called the "California Villa" (aka Cal Villa), was added in 1981 and built by Barry Swenson Builder of San Jose. HKIT Architects were the designers for the

³⁵ Maggi, F. D. (2009). Department of Parks and Recreation Primary Record for the Odd Fellows Home. Saratoga: Archives & Architecture, LLC.

³⁶ "Odd Fellow Delegates Present Report on Coastal Convention." (1949, May 24). Bakersfield Californian, p. 14.

³⁷ Hazlett, S. (1973, November 6). "This is the News of North Hollywood". Los Angeles Valley News, p. 16.

expansion. This was concurrent with the razing of the original five cottages built in 1912. A new 150-unit low-income retirement community called “Fellowship Plaza” was also constructed at this time on a 10.48-acre plot on the eastern extremity of the property. In the late 1990s, the organization decided to commit the management of the community to Pacific Retirement Services. With that a major rehabilitation and expansion was planned.³⁸

Between 2002-2005, the Community built a \$50.4 million expanded campus by renovating the administration building, including Barnes Hall Auditorium, constructing a fitness center, indoor pool, a redesign of the front lawn, a park and walking trails, bocce ball court, the Seven Stars Tavern, a large library, beauty and massage salon, a gift shop, arts and crafts rooms, a woodworking center, a computer lab, a wine tasting room, and adding one-bedroom apartments and two-bedroom cottages. This included the removal of the old barn, gardener's cottage, cook building, and chicken buildings.³⁹

The only extant original structure today is the Manor Building. As part of the work, the Manor Building was seismically upgraded, new electrical, plumbing, heating and air conditioning systems were installed, and ramps to meet the accessibility code were installed. The exterior plaster was repaired or removed and the building completely covered with new stucco. These alterations and changes destroyed some of the historic fabric and additions changed landscaping and some aspects of the original plan, however sufficient of the original design and structure remains that the building retains the Spanish Colonial Revival style architecture and the progressive social program to provide retirement living, associated with the Rebekah and Odd Fellows Organizations - the original owners.



Image 8 - Saratoga Retirement Community Manor c.2010
Source: www.SwensonBuilders.com

In 2014, a \$200,000 renovation of the California Villa for memory care was completed which modernized the first floor, and the reception area. Additionally, a \$160,000 parking lot expansion was completed.

³⁸ Mattson, S. (2012, January). “IOOF Retirement Community to Celebrate 100 Years of Dedication on April 20”. Saratoga Historical Foundation (Newsletter), p. 2.

³⁹ <http://www.swensonbuilders.com/saratoga-retirement-community>



Saratoga Retirement Community-Manor Building after the 2005 construction.

As the facility has grown, Pacific Retirement Services and the Odd Fellows and Rebekah realized there was more need for the type of community enjoyed by the residents. In 2017-2018 discussions began with the residents and City initiating a plan to provide more apartments, community space and enhance other amenities of the Manor.

Ralph Warner Hart-Architect.

Ralph Warner Hart was born in Rockford, Illinois in 1869 and attended High School in Evanston Illinois where he received a scholarship from Cook County to attend the University of Illinois. He was Captain of the football team in 1891-92 and received a B.S. in Architecture from the University of Illinois, Urbana in 1893 and began working as a draftsman. After moving to San Francisco, he continued to work as a draftsman and lived in a boarding house on Clay Street, until 1899 when he opened his own office in the Mills Building, San Francisco⁴⁰. About the turn of the century, he designed the four-story Weed Hotel in the lumber town of Weed north of Dunsmuir, California.⁴¹ By the time the 1900 U.S. Census was recorded Ralph Warner Hart was living in a boarding house on San Francisco on Clay St. and listed as an architect and employer (his office was established). After 1906, he moved his offices to the Humboldt Bank Building, where it appears that the office remained.⁴² In 1913, the office of Ralph Warner Hart was listed in the news with commissions for a new theater on Broadway Street, and an apartment building under design.⁴³ It appears most of Mr. Hart's commissions were mostly to replace San Francisco's buildings destroyed by the 1906 earthquake and fire. A major client was the American Biscuit Company for whom he designed a plant and office building,⁴⁴ the Ritz Hotel, 200-216 Eddy St. San Francisco,⁴⁵ and Tadich Grill 240-242 California St.⁴⁶ He was also one of the 20 architects who submitted a design for the City Hall and was awarded \$1000 for his efforts.⁴⁷ Ralph Warner

⁴⁰ The Alumni Record of the University of Illinois at Urbana, University of Illinois Urbana-Champaign 1892, page 137.

⁴¹ Deborah Harton, Ron McCloud, Images of America-Dunsmuir, Arcadia Publishing Co., 2010, page 87)

⁴² Alumni Record University of Illinois, 1916 page 283.

⁴³ San Francisco Call, "50 Millions Here for New Buildings in 1913" January 12, 1913 page 23.

⁴⁴ Architect & Engineer, Volume 23, Issue 2 page 101

⁴⁵ PACD 6353

⁴⁶ Dinkelspiel, Susan, An Architectural Guidebook to San Francisco and the Bay Area, Cerny & Gibbs Smith, 2007

⁴⁷ Oakland Tribune, Award Prize for City Hall Plan, June 21, 1912.

Hart was married to Hilda Mae Mac Donald and after a year or so living at the Empire Apartments in San Francisco they moved to a house he designed in Ross.⁴⁸ The couple had two sons. Ralph W. Hart was a member of the American Institute of Architects, the Bohemian Club, Commonwealth Club, and the San Francisco Golf & Country Club.⁴⁹ The obituary for Ralph Warner Hart listed the Odd Fellows Building in Saratoga as one of his best (architectural) efforts⁵⁰

The firm participated in a number of prestigious competitions, including for the Alameda County Infirmary and the 1913 Sacramento Union School District. Ralph W. Hart died on August 14, 1915 after battling cancer for a year.

J. Henry Boehrer - Architect

J. Henry Boehrer (Baehrer) was born in 1884 and died in 1918 from Spanish influenza. He was a prominent member of IOOF and was listed in 1912 as an architect with his office in the Delger Building in Oakland.⁵¹ Boehrer designed the Odd Fellows Hall on Franklin Street in Oakland, a 4 story brick facade building where the interior rooms were without windows or skylights to provide complete quiet for the Odd Fellows Lodge meetings. He also designed the 1912 Piedmont Theater, before going to work for the Union Iron Works.⁵²



Odd Fellows Hall, Franklin Street Oakland. Designed by J Henry Boehrer. The picture appeared in the Architect and Engineer in 1915 page 79

It does not appear the two architects worked together again. In the 1913 competition to build the first of several new schools in Sacramento, both architects submitted designs.⁵³

⁴⁸ Oakland Tribune, March 25, 1905, page 8.

⁴⁹ The Alumni Record of the University of Illinois, edited by James Herbert Kelley 1913, page 161.

⁵⁰ The Architect & Engineer, July 1915, page 110.

⁵¹ 1912 Oakland City Directory, page 157

⁵² Death Certificate, Martin & Brown Funeral Directors, *San Francisco Area Funeral Home Records, 1895-1985*. Microfilm publication, 1129 rolls. Research city. San Francisco, California. Retrieved from the Internet March 3, 2020.

⁵³ Sacramento Union, Volume 170, Number 4, 4 March 1913, page 14

Regulatory Framework

National Register of Historic Places

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded or may be likely to yield, information important in history or prehistory.

The California Environmental Quality Act and Guidelines.

The California Environmental Quality Act and Guidelines, considers property eligible for, or listed in the California Register of Historical Resources to be contributing to the environment and therefore requires an analysis of any proposed project that could result in an adverse change to the environment.⁵⁴

The California Register was created by the State Legislature in 1992 and is intended to serve as an authoritative listing of significant historical and archeological resources in California. Additionally, the eligibility criteria for the California Register (codified in PRC § 5024.1 and further amplified in 14 CCR § 4852) are intended to serve as the definitive criteria for assessing the significance of historical resources for purposes of CEQA. In this way establishing a consistent set of criteria to the evaluation process for all public agencies statewide.

⁵⁴https://www.scahome.org/about_sca/NAPC_Sourcebook/450_pdfsam_Sourcebook%20SCA%2010.2005%20fifth%20edition.pdf

Resources can be nominated directly to the California Register or can be listed automatically as defined in PRC § 5024.1 (d). Resources that are listed automatically in the California Register include:

- Resources listed in the National Register of Historic Places (this includes individual properties as well as historic districts and properties that contribute to the significance of an historic district);
- Resources that have been formally determined eligible for listing in the National Register of Historic Places (formal determinations of eligibility are made during federal review processes under Section 106 of the National Historic Preservation Act, during reviews conducted for projects taking advantage of the federal rehabilitation tax credits program, or when a private property being nominated for ro . . listing has been opposed by the property owner); \. ..
- California Historical Landmarks beginning with #770;
- California Points of Historical Interest beginning with those designated in January 1998 (the time at which the program was revised to reflect requirements for listing

When a project involves a property that is eligible or listed in the California Register of Historic Resources, the City , as lead agency, must determine if the proposed project would create a significant impact to the environment. ⁵⁵

PRC § 15064.5. Determining the Significance of Impacts to Archeological and Historical Resources

(a) For purposes of this section, the term "historical resources" shall include the following:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et seq.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole

⁵⁵ PRC § 15064

record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

- (1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;*
- (2) Is associated with the lives of persons important in our past;*
- (3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or*
- (4) Has yielded, or may be likely to yield, information important in prehistory or history.*

Integrity is the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing.

Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance. It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register.

A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

The CEQA Guidelines describe a project with a change that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

- 1. Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.*
- 2. The significance of an historical resource is materially impaired when a project:*

(A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or

(B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or

(C). Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

State CEQA Guidelines Section 15064.5 states: "Generally a project that follows the Secretary of the Interior's Standards for the Treatment of historic properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

The Secretary of the Interior's Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

The Standards:

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The City of Saratoga

The City of Saratoga has a long tradition of recognizing historic property and encouraging the preservation of historic buildings, sites and the heritage of the community. Before it was incorporated the citizens of the area were successful in having Saratoga designated California State Landmark 435 in recognition of its history in the economy and industry of the area. That pride carries over in the current Saratoga General Plan.

The City of Saratoga General Plan (City of Saratoga 2007) defines goals, objectives, and policies regarding development within the City of Saratoga. The General Plan provides the following goal and policies required actions aimed at preserving and protecting cultural resources (City of Saratoga 2007):

GOAL LU 12: Recognize the heritage of the City by seeking to protect historic and cultural resources, where feasible.

- Policy LU 12.1: Enhance the visual character of the City by encouraging compatibility of architectural styles that reflect established architectural traditions.
- Policy LU 12.2: Develop zoning and other incentives for property owners to preserve historic resources and seek out historic designations for their respective properties.
- Policy LU 12.3: In order to create an incentive for the protection of historic structures, modify the Zoning Ordinance to allow the Planning Commission to have the authority to modify any of the development regulations in the Ordinance, if the subject of the application is a structure which has been designated as an historic landmark.
- Policy LU 12.7: Development proposals impacting any of the City's heritage land and/or any historic resources listed on any local or state inventory shall be reviewed by Heritage Preservation Commission and Planning Commission, as required.
- Policy LU 12.8: For any project development affecting structures that are 50 years of age or older, conduct a historic review.
- Policy LU 12.9: Conduct reconnaissance level analyses of new development projects to ensure that no significant archaeological, prehistoric, paleontological, Native American resources would be disturbed. If such resources are found, appropriate steps shall be taken consistent with CEQA requirements to protect these resources. Execution of these policies is outlined in the following Implementations:
 - Implementation LU 12.a: Continue to utilize the design review process and Historic Preservation Ordinance to ensure preservation of significant cultural resources.

The City of Saratoga officially recognizes a property as being significant to the community due to its historical associations or its architectural features or both.⁵⁶

The City has four types of designations:

- 1) Designation as a heritage lane is a street, road, avenue, boulevard, pathway or trail designated as a heritage resource.
- 2) Designation as a historic district is a distinct section of the City, specifically defined in terms of geographic boundaries, designated as a heritage resource.

⁵⁶ <https://www.saratoga.ca.us/DocumentCenter/View/1492/Historic-Preservation-FAQs-PDF?bidId=>

3) Designation as a historic landmark is a building, improvement, structure, natural feature, site or area of land under single or common ownership, designated as a heritage resource.

4) Heritage resource is any public or private property designated by the City as a historic landmark, heritage lane, or historic district, and those properties listed on the City's Heritage Resource Inventory.

To qualify for inclusion in the Heritage Resource Inventory, the Heritage Preservation Commission (HPC) must determine that the property satisfies any one or more of the criteria listed below. The HPC may recommend to the City Council designation of a proposal as a historic landmark, heritage lane or historic district if it satisfies any two or more of the criteria listed below. To be included on the Inventory the property must also retain a substantial degree of architectural and structural integrity with respect to the original design, as determined by the HPC.

(a) It exemplifies or reflects special elements of the cultural, social, economic, political, aesthetic, engineering or architectural history of the City, the County, the State or the nation; or

(b) It is identified with persons or events significant in local, county, state or national history; or

(c) It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the use of indigenous materials; or

(d) It is representative of the notable design or craft of a builder, designer, or architect; or

(e) It embodies or contributes to unique physical characteristics representing an established and familiar visual feature of a neighborhood or district within the City; or

(f) It represents a significant concentration or continuity of site, buildings, structures or objects, unified by past events or aesthetically by plan or physical or natural development; or

(g) It embodies or contributes to a unique natural setting or environment constituting a distinct area or district within the City having special character or special historical, architectural or aesthetic interest or value.

When alteration, addition or change to the exterior of a building listed in or eligible for the Saratoga Heritage Resource Inventory, in addition to any requirements of the City's Planning, Building, and Public Works Departments, a permit is needed from the Historic Preservation Commission (HPC) prior to any alteration, demolition, removal, relocation or exterior

architectural changes to a designated Historic Landmark. A permit from the HPC is needed for any work to a property that can be seen from a Heritage Lane. Any work that is done must be consistent with City Code and must not adversely affect the character of the designated Historic Landmark or Heritage Lane. Additionally, the exterior of any new building/structure or improvement must be compatible with the external appearance of an existing Landmark on the same property.

Findings - Comparing the Proposed Project with the Framework

Eligibility for Listing in the California Register of Historical Resources and Saratoga Heritage Inventory:

The Odd Fellows Home, (Manor Building) and setting were first listed in 1981 when Sandy Bailey completed a survey form, #70, for inclusion in the Saratoga Historic Resource Inventory. In 1988, a city-wide historic preservation survey again recorded the property. The California Register of Historical Resources (CRHR) was established in 1992 and Saratoga's city-wide historic preservation survey conducted in 2009, again included the Odd Fellows Retirement Home and found the property met the criteria to be eligible for listing in the CRHR (through the survey process). The 2009 DPR 523, did not evaluate the integrity of the building or site in detail, none-the-less considering the extensive rehabilitation that was undertaken in 2002-2005, the building was found eligible for listing in the CRHR. The current study of a proposed development project relies upon and agrees with the 2009 DPR and the determination that the Manor Building is eligible for listing in the California Register of Historic Resources.

During the 2009 city wide historic preservation survey, the property was evaluated by Franklin Maggi, Architectural Historian with Archives and Architecture LLC, the firm conducting the survey. Mr. Maggi determined the property eligible for listing in the California Register of Historical Resources under criteria, 1, 2 and 3.

"The Odd Fellows Home is listed on the Saratoga Heritage Resources Inventory, included as a part of HP-88-01. It qualified under Criteria a, b, c, and d:

- a) the property exemplifies and reflects special elements of the cultural, social, economic, aesthetic and architectural history of the City;
- b) the property is identified with persons and events significant in local history;
- c) the property embodies distinctive characteristics of the Mission Revival style, type and period; and
- d) the property is representative of a notable design of architect Ralph Warren Hart.

The Odd Fellows Home also appears eligible for the California Register of Historical Resources under Criterion (1), (2), and (3), as the property is significant as a special building type created to serve

elderly residents during the pre-social security era, for its association with numerous important Californians during the time of architectural work within Saratoga's City of Homes architect Ralph Warren Hart."

"The Odd Fellows Home also appears eligible for the California Register of Historical Resources under Criterion (1), (2), and(3), as the property is significant as a special building type created to serve elderly residents during the pre-social security era, for its association with numerous important Californians during the time of architectural work within Saratoga's City of Homes architect Ralph Warren Hart. construction, and as a distinctive period, representing the work of master" (Maggi, F, Archives & Architecture, DPR 523 Odd Fellows Home, 2009)⁵⁷

In addition to meeting the Criteria, a building must retain integrity. Miller listed these in her letter and it is included in the study. Integrity is determined by 7 aspects originally published by the National Park Service. The resource must be able to communicate the reason for its significance. Because the 2009 DPR did not evaluate the integrity this study completed the analysis .

The following considers the integrity of the Manor:

The Manor is on the original site of its construction and retains the original Mission Revival Style remains with the original shape and mass of the building and the, two bell towers that retain the original ornamentation and relief. Other elements of the original design include most of the fenestration (replacement vinyl energy efficient windows), roof form with red tile roofing. The rural setting has been modified as the campus changed from an agricultural property to one that developed into a retirement campus that is no longer self-sufficient. Considering the changes, the campus has retained open space around the Manor and a sense of a retirement campus. There has been a loss of some original materials including the original stucco and windows which have been replaced. While this is a serious change, the condition of the original stucco or windows is unknown. The replacement stucco is an approved substitute material when there is extreme deterioration. The replacement windows is a serious loss of material, however the fenestration was retained. Even with the replacements, much of the original workmanship has been strengthened, repaired or replaced in kind. The craftsmanship is seen in the dominating entrance overall construction and particularly with the relief on the distinctive bell towers.

The dominance of the Mission Revival Style Manor towering over the rest of the retirement community maintains the feeling of the original plan, although the entry

⁵⁷ Saratoga Historic Resources Inventory, DPR 523, Odd Fellows Home (HP88-1), B.10

landscaping has been redesigned to make access easier for the residents. The association remains strong. The Odd Fellows and Rebekahs were leaders in social welfare- creating homes that cared for elderly members before government programs such as social security. In Saratoga the organizations have contributed to the local history in a significant way with the development of the Odd Fellows Retirement Home and the local Lodge 428 IOOF with continuing philanthropic activities.⁵⁸

The California Register of Historic Resources requires “at least some” of the integrity aspects be present. The Manor retains most of the integrity aspects and thus it communicates its historic significance as an example of Mission Revival design and as an early twentieth century retirement home. Based upon a review of the criteria and integrity, the Manor is considered a historic resource eligible for listing in the California Register of Historical Resources and likely the National Register of Historic Properties.⁵⁹

Historic resources are included in CEQA and the California Code of Regulations to identify their importance to the environment and if, or when, a proposed project might create a substantial adverse impact (change) to the historic resource it could also create a substantial adverse change to the environment. The statute continues to define a substantial adverse change.

The following considers the proposed project and how it could impact the environment.

The Proposed Buildings- Design and Siting overview:

The program, established by the managers and owners of the Saratoga Retirement Community, includes additional residential units to support the existing common facility and adds amenities for the current and future residents. The program was intended to meet current needs and to provide for the preservation and continued use of the historic Odd Fellows Home- Manor building. The architecture firm of Ankrom-Moisan Associated Architects was the design firm responsible for the campus expansion planning. The firm had previously designed additional building and alterations for the campus. Urban Programmers, a firm that is experienced in providing guidance so developments conform with the “Secretary of the Interior’s Standards for Rehabilitation” was asked to review the plan as it developed. The program is to provide for the expansion of the facility while meeting the “Secretary of the Interior’s Standards for Rehabilitating Historic Buildings” to preserve and protect the historic Manor Building, the Odd Fellows Home, a historic resource designated by the City of Saratoga.

The proposed development has evolved to provide the additional residential apartments and amenities for the residents, current and future. Through the design process adjustments were

⁵⁸ Cunningham, Florence, Saratoga the First 100 Years, pages 277-279

⁵⁹ Although it appears appropriate, confirming eligibility for the National Register of Historic Places is beyond the scope of this study.

made so the final iteration is in conformance with the Secretary of the Interior's Standards. The proposed project does not include rehabilitation or any change to the historic Manor. The consideration of the proposed plan concentrates on the location of new buildings, their style and the interface with the historic Manor.

Site: The Manor sits on the top of a knoll with other buildings on downward sloping grades. Overall, the site is on an undulating property where the historic Manor Building is on top of a rise and the existing buildings are on pads that were artificially made to the terrain. The following describes the undeveloped area around the historic building. To the north and northeast of the Manor Building the site drops down containing a drive and parking area in front of the building and to the northeast is a natural landscaped area on the hillside that slopes away from the Manor. To the east is the existing Villas building (assisted living). The area to the southwest of the Manor Building has been minimally used for outdoor recreation with paths and benches and a putting green. The area to the west, where the Meeting Room is proposed, slopes from the rear of the Manor to the front and is landscaped with ground-cover and a path created in the 1990s. The majority of the site is on sloping terrain that raises slightly up hill to 39 existing cottage units. The proposed buildings and existing buildings are typically placed on pads created within context of the sloping and undulating terrain. None of the existing or proposed buildings are taller than the Manor.

Siting of the new buildings, A, B and C: The buildings were located to provide open space between the proposed buildings and the historic Manor. This space maintains a separation and preserves the dominant setting of the Manor. The proposed buildings are lowered in over-all height by using the grade of the existing hillside to lower the buildings. Parking for each building is mostly the lower level, below grade. Buildings A, B, C and the Meeting Room will all have below grade parking using pads that are cut into the existing grade to give the appearance of lower buildings from the Manor thus retaining the dominant position of the Manor. The low-profile Fitness Room addition will be placed on the existing grade behind the Manor and does not include subterranean parking. Where parking areas that were installed in the 1990s will be removed, the parking will be replaced inside the new buildings or uncovered in close proximity to the buildings. The building heights are shown on the following drawings, are generally below the 2-story historic edifice.⁶⁰

The Building B and the Meeting Room are the two proposed buildings that have the most likely impact to the historic Manor. In the case of Building B, the building is set to the north with a wide expanse for a driveway, parking and landscaping. The single-story is below the Manor and does not detract from the dominance of the taller building.

⁶⁰ The exhibits in this study may be difficult to read for elevations and dimensions. A full set of drawings is provided with this study and project application.

The Meeting Room is also set into the grade of the site with parking below and a terrace at grade on the south side. Set back from the corner of the historic building, the mass and height of the Manor is preserved.

The proposed site plan continues the dominant setting of the historic Manor on the top of the knoll. From all but the lower levels of the proposed buildings, the Manor is visually accessible on the campus. It should be noted that the historic building is not visible from the public roads to the north and can be seen only minimally from any angle off the property due to the terrain, existing buildings, and mature trees.



View from the College Avenue, a public street, looking south toward the Campus
Source: Google Earth Pro. Chester Street is actually closer but mature trees block the view of the Manor.



The site plan showing the area of the proposed Phase II new buildings and landscaping
 Source: Ankrom-Moisan Associated Architects 2020

Architectural features of the proposed design: Proposed buildings A and C have architectural features that are aligned with the existing apartment buildings on the campus and are compatible with the existing historic Manor. The Mission Revival Manor exhibits typical elements of the style with the prime or front facade detailed with most of the decorative and distinctive architectural features. It is the front facade that is distinctive of the style reminiscent of the California Missions, with tall arches that create the front arcade (covered

walkway) and a richly decorative center section that includes soaring twin bell towers embellished with relief and 6 tall, slender arches, with domes on the top. Between the towers is the main entry. This is raised above the grade and recessed with a corresponding arch at the entry. Above the arch a balcony, and 3 tall windows/doors and a pediment, more relief embellishments are seen above the balcony with a steep sided curvilinear parapet. The wings of the building show symmetrical, rectangular voids (windows) and red tile covers the roof . The new buildings embrace the vocabulary of the historic design without mimicking or copying the historic elements. The new buildings use walls covered with stucco in a color different from the Manor. Windows are generally rectangular set closer together in horizontal bands and are not the double hung style of the residential wings of the historic building. Arches, a thematic feature of Mission Revival style occur in stylistic interpretations that are of different proportions and windows with round tops that are complementary features with a modern feeling. Tying the campus together is the use of stucco and red tile roofs. Buildings A and C relate to the existing apartment buildings while Buildings B and the Meeting Room closer to the front of the historic building engage in compatible designs that are reminiscent while not copying the features of the historic building. The new buildings are contemporary in the interpretation and in materials that would not be confused with the historic Manor.

Building A-The location is to the rear and west of the Manor Building replacing a seldom used landscape and recreational area of the property.

The building has been reduced in mass and height from the original plan of 3-stories to 2-stories of residential units above parking. This now presents a less massive building by removing one residential floor. The design incorporates stylistic elements and materials including stucco siding, red tile roof, that are compatible with the historic Manor, although the stucco color is different, and the tiles are modern and not historic. The location, behind the Manor does not, dominate, detract or impact the character-defining features of the historic Building. The height of Building A is shorter than the historic Manor although some view lines from Apartment 2 may be impacted. The reduced mass of the building will be buffered with landscaping and have minimal effect on the Manor. Also, the “front” or north side of the Manor is most critical from a siting standpoint, and Building A is not visible from that area. ⁶¹

⁶¹ Information from Ankrom-Moisan Associated Architects



NORTH ELEVATION



WEST E

Elevations of Building A

Building B- This residential building is proposed to be north from the front of the Manor and facing the historic building.

Building B has the most interface with the historic Manor. The proposed building is approximately 145 feet north of the Manor, providing a view corridor with landscaping, a driveway and perpendicular parking below the curved the stairs to the Manor. The proposed building has been redesigned and lowered to have a single-story facade facing the Manor. The front facing eave of the new building will be at elevation 440.3 feet while the eave of the Manor is 455 feet- almost 15 feet higher. The roof of the new building rises as it steps back and is still well below the eve of the Manor. The Manor's distinctive bell towers are approximately 20 feet higher than the distant peak of the apartment roof and continue to be the dominant focus of the setting. The historic building will continue to be visually accessible from the campus entry on Odd Fellows Drive, and from the proposed Building C.

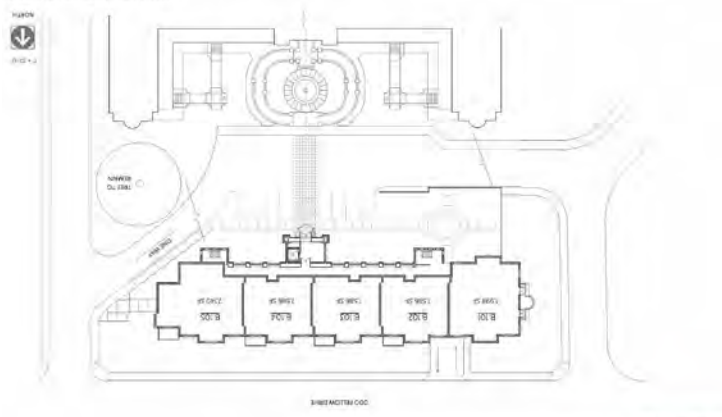
The north side of the proposed apartment building will step down with the grade to the approximate elevation of the current lower parking lot. The preliminary design incorporates stylistic features, arches of different proportions from those on the Manor, and the materials stucco sheathing, red tile roofs, that are compatible with the other buildings on the campus and the historic Manor Building.

The architectural features of Building B- on the facade facing the Manor incorporate a simplified and somewhat modernistic interpretation for the entry with a square end pieces and a curvilinear parapet that is rounded on top, unlike the steep pitch of the historic Manor. Covering the entry is a shed roof covered in red tile. This is a contemporary reflection of Mission Revival features is compatible while not copying the stylistic elements of the Manor. The stylistic broad arches are also compatible, sympathetic in feature without copying the tall arches of the arcade across the historic building as can be seen in the image and rendering on the next page. These architectural elements and features give the new building a compatible facade across from the Manor while other facades are more like the existing apartment buildings in design.

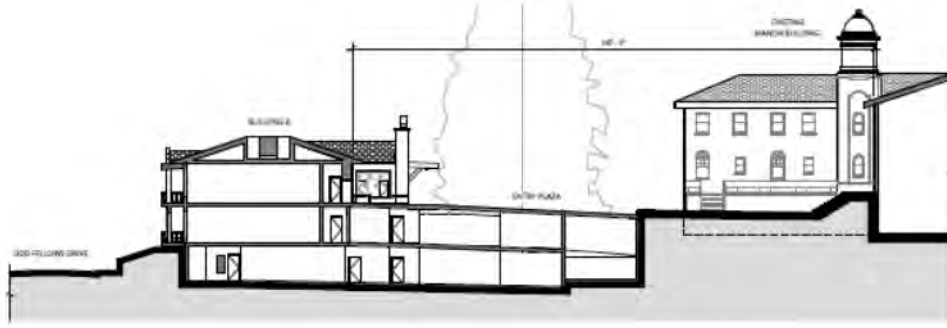
The following graphics were provided by Ankrom-Moisan Associated Architects and show the relationship and design of Building B and the Manor.



Approximate location of the proposed Building B.



The location of Building B showing the parking and landscape in front of the Manor.



1 BUILDING B TO MANOR LOOKING EAST

The view looking east with 145 feet between the bell towers and the face of the new building.
 Source: : Ankrom-Moisan Associated Architects



Rendering of the front of proposed Building B. This façade would face the Manor Building
 Source : Ankrom-Moisan Associated Architects
 Date: June 6, 2019



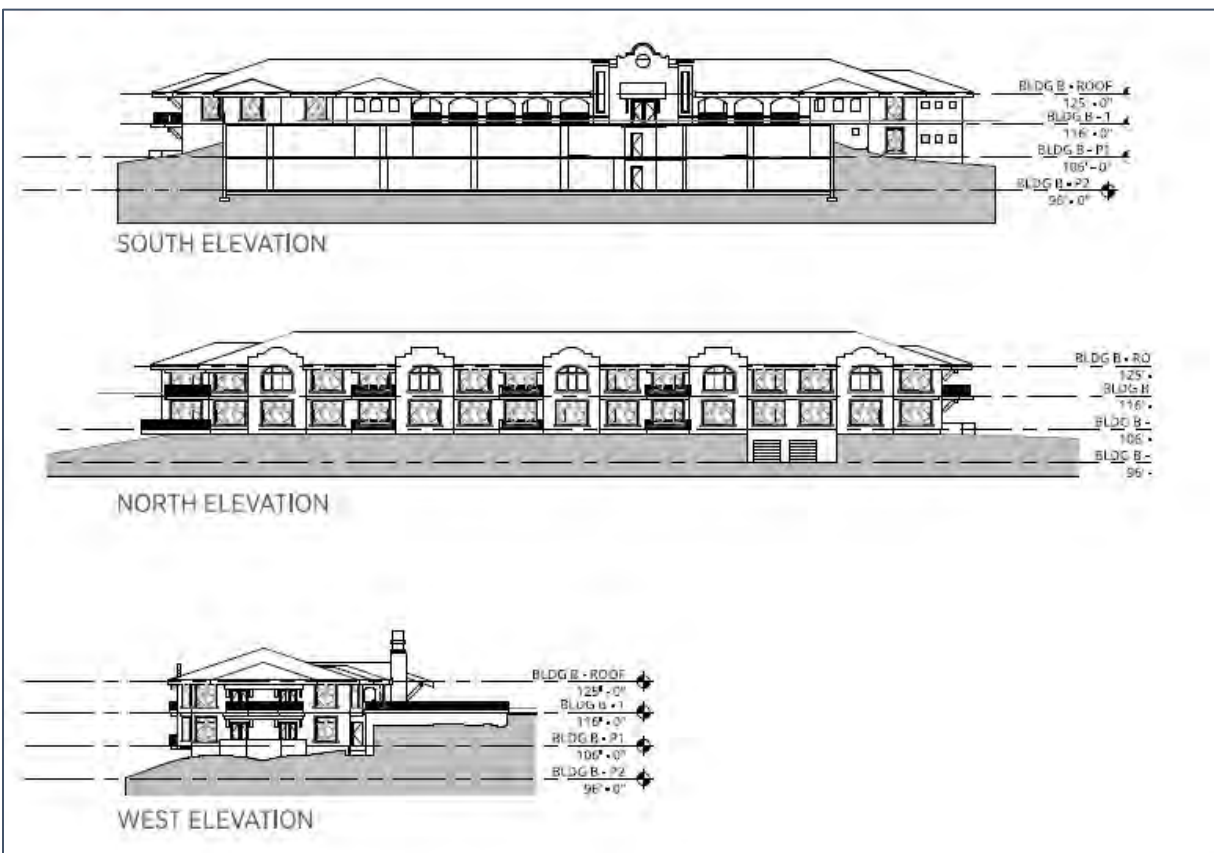
Image showing the front façade of the historic Manor with the soaring bell towers.



Rendering of the proposed Building B with the Manor Building on the right of the driveway.

Source: Source Ankrom-Moisan Associated Architects

Date: June 6, 2019



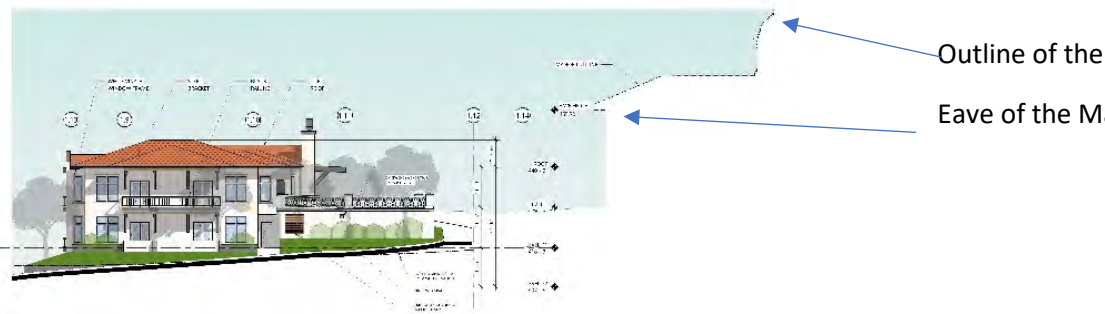
Architectural sections showing the proposed Building B with one story above grade and two below set into the sloping hillside.

Source: : Ankrom-Moisan Associated Architects

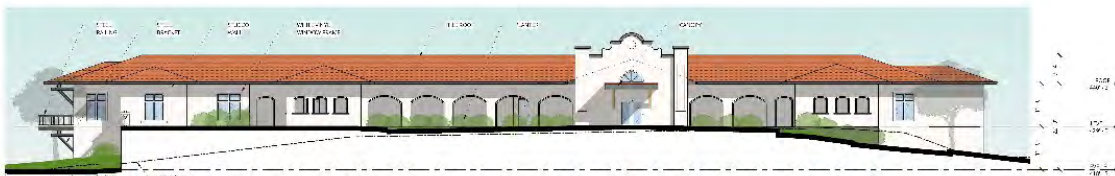
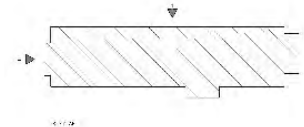
Date: June 6, 2019



1 NORTH ELEVATION



4 WEST ELEVATION



2 SOUTH ELEVATION



3 EAST ELEVATION

Above are the elevations showing all four sides of the proposed building.

Source: Ankrom-Moisan Associated Architects

Date: June 6, 2019

Building B is respectful of the historic Manor and is aligned with the front entrance in axis with the Manor in a homage to the historic building. The architectural details are sympathetic but do not copy the rich detailing of the Manor. Building B is not designed to appear a historic building of the same era as the Manor and would not be viewed as part of a 1912 development.

Building C - The proposed building is three levels above parking with two-stories above grade and two dropping below into the slope of the hillside. The location is to the northeast of the Manor where it has minimal visual interaction with the historic building. The proposed design is contemporary with compatible features of the campus, stucco sheathing and low pitched roof with red tile. The location of this building distant from the historic building and it is lower in height, thus it does not dominate or detract from the character defining features of the historic Manor Building.

The west end of the Building C comes closest to the Manor, however this building is sited considerably below the Manor elevation. As an example, the eave height of the Manor is at elevation 455.70 while the eave height of Building C is at 436.00, almost 20 feet below. This building siting and height will have a very minimal effect on the existing Manor.



NORTH ELEVATION



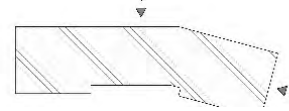
EAST ELEVATION



2 NORTH ELEVATION



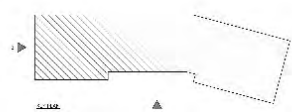
4 EAST ELEVATION



1 SOUTH ELEVATION



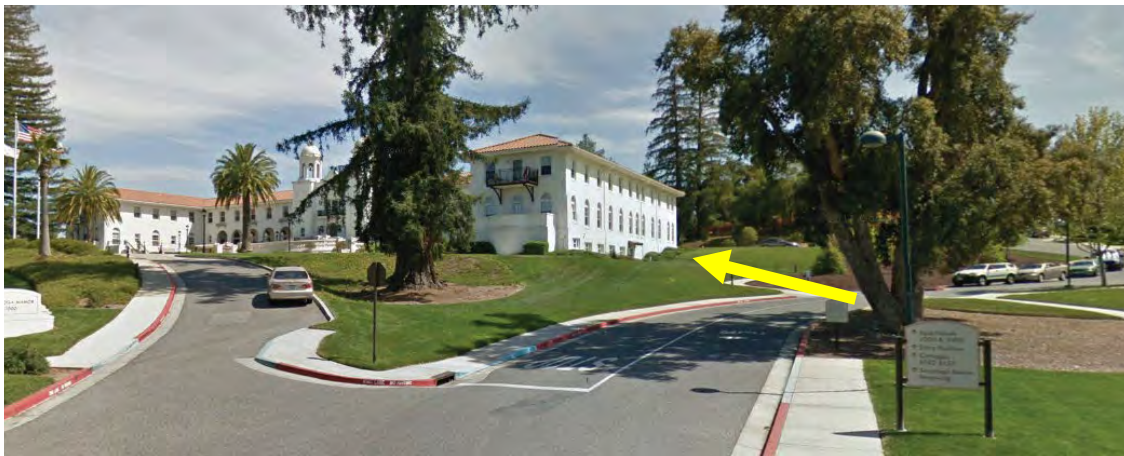
3 WEST ELEVATION



BUILDING C - ELEVATIONS

New Meeting Room- with a connection to the historic Manor Building. The proposed meeting room building is an amenity to provide needed space for the residents activities and includes parking underneath. The proposed building is a free-standing building that is set back from the front façade of the Manor and be lower in height. The new building will connect to the historic building on the west (side) façade through an existing window opening that is approximately 4 feet wide. The connection will remove a minor amount of wall (the stucco is not historic material) to widen the opening to approximately 6 feet 4 inches and below the window to create the door height. This will provide for set of double doors between the buildings. The connection will be a 27-foot-long corridor to lobby of the new building further setting the new building apart from the historic Manor. The first floor of the proposed meeting room aligns with the first floor of the Manor, and the parking level aligns with the basement of the historic building where an existing door will remain. The garage will also include a small elevator equipment room. The proposed connection minimizes the loss of historic material and lessens the impact to the historic building. The method for attaching the buildings does not damage the structure of the historic building. Should the addition be removed the window of the historic building could be replaced and the wall repaired without structural damage to the historic building.

On the north facade the architectural features include an arcade at the garage level which doubles as a covered walkway and the floor for the first level outside function area above the walkway. Arched windows with fan lights above provide a compatibility feature, although of modern and different proportions, from the arches on the front of the Manor. The south side will have a terrace on grade. The stucco-covered walls and red tile roof provide compatibility with the newer buildings as well as with the historic Manor.



View from the entrance on Odd Fellows Way. Arrow shows approximate area where the new Meeting Room Building is proposed.

NEW AUDITORIUM - VIEW LOOKING SOUTHEAST



ANKROM MOISAN ARCHITECTS, P.R.S. AND I/O/F:2 1
SARATOGA RETIREMENT COMMUNITY INDEPENDANT LIVING & AUDITORIUM EXPANSION

AUDITORIUM - LEVEL 1



The drawing shows a single corridor joining the historic building at an existing window to create the connection between the historic Manor and the new Meeting Room Building.

The building steps into the hillside for the parking level. Although the rendering appears to have the Meeting Room be taller than the Manor this is not the case. The eave line and roof are below that of the Manor.

Source: Ankrom-Moisan Associated Architects
Date: June 6, 2019



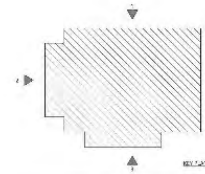
1 NORTH ELEVATION
1:8 = 1/2"



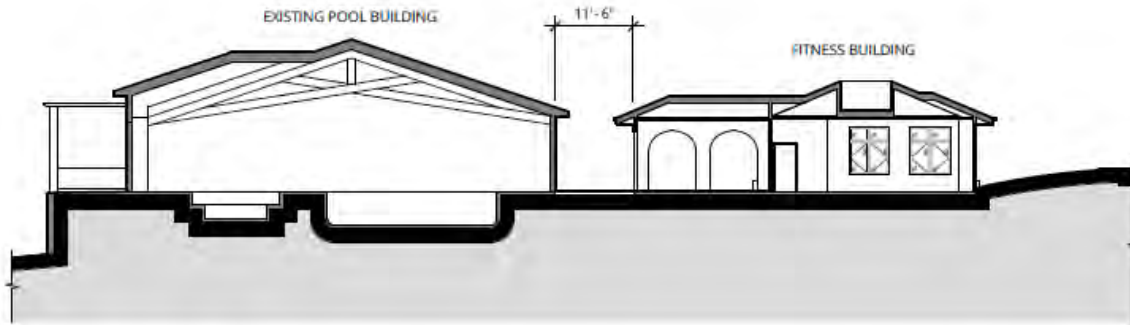
2 WEST ELEVATION
1:8 = 1/2"



3 SOUTH ELEVATION
1:8 = 1/2"



Addition to the Fitness Center: The Fitness Center is a separate building located behind the Manor and the proposed Building A, and next to the Swimming Pool Building. The new fitness center will be placed on grade in an area that was landscaped in the 1990s. This small building will have the campus feature, stucco walls, decorative arched windows and a low hipped roof covered with red tile.



The fitness center next to the Pool Building looking to the south.



Architectural drawings showing the four sides of the proposed Fitness Center. The North Elevation (3) faces the Manor.

The proposed development plan is in conformance with the Secretary of the Interior's Standards.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed plan is to add new buildings to the campus, including a meeting room connected to the historic Manor Building. The expansion helps to retain the original retirement community use by increasing the economic viability by having more residents contributing to the common areas, and the amenities of a modern retirement campus and a large, dominate historic building. The changes to the campus and historic building are minimal using land that is unused and maintaining adequate distance with open space and landscaping from the historic Manor.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The architectural character of the Mission Revival Manor Building will be retained and preserved. The new buildings will be placed in areas that were landscaped in the 1990s and will have pads cut into the hillside. This lowers the height of the new apartments and preserves the Manor as the dominant building. Only the fitness center will be constructed on grade and that is a small building well behind the Manor in a area that was graded landscaped in the 1990s. The proposed Buildings A, B and C are designed so they are lower than Manor and do not detract from the grandeur of the 2-story historic building with twin bell towers. These new buildings are also located to leave open landscaped space around the Manor and between the buildings. The proposed new meeting room is set back from the front façade of the west wing of the Manor and provides a spatial separation at the corner, so the volume of the Manor continues to be seen and understood. The new meeting room is connected to the Manor on the west side, a less prominent facade where the connection does not remove distinctive materials or alter significant features. The one window to be removed is not an ornamented feature and is replicated in many other locations on the sides of the building.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The proposed plan for new development is designed to be compatible with buildings on the campus that have followed the general architectural features of the Mission Revival design and provided a modern simplification to the elements so they do not mimic the historic building and do not create a false sense of historical development on the campus. Buildings A, and C are compatible in the use of stucco walls and red tile roofs with bands of windows and balconies that are contemporary in design. Building B

and the Meeting Room Building are designed with features that include arches of differing proportions and stylistic elements that are simplified and contemporary adaptations of Spanish Colonial or Mission Revival features. Windows in the new Meeting Room Building are arched with fan lights on top and large single panes relatively flush with the wall surfaces. The historic building has multi-pane windows or double hung windows that are recessed into the wall, and do not have fan lights on the top. The red tile roofing is compatible however, contemporary manufacturing materials and methods are different and have a different appearance from the historic tile. The features included in the proposed design are not conjectural or copies of other historic eras.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The areas proposed for development in the master plan do not include any areas that have acquired historic significance. The areas are all landscaping that was installed in the 1990s and have not acquired historic significance.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The plan does not propose any changes that would remove significant and distinctive materials from the site or historic Manor. The Meeting Room Building will be connected on a secondary facade and will utilize an existing window opening. There is a minor loss of the wall and historic stucco to create the opening and connection. This minor loss will not remove distinctive materials, features, finishes or construction techniques that are examples of craftsmanship that characterize the historic building. Other windows on the sides of the building are the same simple style as the one to be removed.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Manor building is in good condition. The proposed plan does not include any repair. It provides minimal material replacement work at the connection between the historic Manor Building and the meeting room addition.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No harsh or inappropriate chemicals or treatments are part of the proposed plan.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Should archeological resources be uncovered during the excavation for foundations, State and City laws will be followed and mitigation measures will be undertaken. .

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed new buildings do not destroy historic features of the historic Manor. The proposed connection between the Meeting Room Building (a separate, free standing building) and the historic Manor is located on the side with floors of residential windows and little historic design features, a secondary facade. The Meeting Room building is set behind, back from the primary facade protecting the character defining features of the Manor and allowing the mass of the building to be seen and understood. The design for the Meeting Room uses an architectural vocabulary of an arcade and round top windows that are compatible with the Manor while not copying those of the historic building. None of the windows or doors of the Meeting Room copy features on the Manor, yet they are sympathetic to the rhythm of the older building and align with the floor heights. The stucco surfacing, red tile roofing and a veranda on the rear are compatible with the historic building and the campus.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Meeting Room connects to the historic building through existing openings causing minimal damage to the wall area of the historic building at the floor level and none to the basement, garage level where an existing door will be used.. In the future, should the addition be removed, or the connection abandoned, the window can be replaced, and the wall repaired without damage to the structure or character defining features of the building.

CEQA Conclusions:

The historic Manor Building of the Saratoga Retirement Community is a historic resource under the definition of the California Environmental Quality Act. The project proposed could have an adverse impact on the historic resource. However, the Master Plan as shown in the drawings prepared by Ankrom-Moisan Associated Architects, dated March 30,2020 conforms with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings and Guidelines.

Section 15064.5 (3) (3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the

Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995), Weeks and Grimmer, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Considering the environmental elements, the conclusion is that the proposed development of three new residential buildings, a fitness center, and connection between the Meeting Room Building and the historic Manor Building do not create a significant impact or change to the environment because the expansion plan follows the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and the Illustrated Guidelines for Rehabilitating Historic Buildings as published by the U.S. Department of the Interior, National Park Service, Technical Preservation Services..

City of Saratoga Preservation Policies

The City of Saratoga through its General Plan has maintained the historic culture of the community. The City 's General Plan (City of Saratoga 2007) was compared to the proposed project with a finding that the project is in conformance with the General Plan.

GOAL LU 12: Recognize the heritage of the City by seeking to protect historic and cultural resources, where feasible.

- **Policy LU 12.1: Enhance the visual character of the City by encouraging compatibility of architectural styles that reflect established architectural traditions.**

The development proposed for the Saratoga Retirement Community is compatible with and respectful of the architectural character of the historic resource, the Manor Building formerly the Odd Fellows Retirement Home. Using classic forms with contemporary materials and proportions the proposed building blend well with the existing campus and the historic Manor.

- **Policy LU 12.2: Develop zoning and other incentives for property owners to preserve historic resources and seek out historic designations for their respective properties.**

The development proposed for the Saratoga Retirement Community will require approvals from the City of Saratoga to allow additional buildings. The Additional residential buildings will help to support the historic Manor-Odd Fellows Home and maintain the high quality amenities of the retirement community.

- **Policy LU 12.3: In order to create an incentive for the protection of historic structures, modify the Zoning Ordinance to allow the Planning Commission to have the authority to modify any of the development regulations in the**

Ordinance, if the subject of the application is a structure which has been designated as an historic landmark.

The historic Manor-The former Odd Fellows Retirement Home is a designated historic resource.

- Policy LU 12.7: Development proposals impacting any of the City's heritage land and/or any historic resources listed on any local or state inventory shall be reviewed by Heritage Preservation Commission and Planning Commission, as required.

The Manor-former Odd Fellows Retirement Home (Saratoga Retirement Community) is listed in the Saratoga Historic Resources Inventory. The development proposals will be reviewed by the Commissions.

- Policy LU 12.8: For any project development affecting structures that are 50 years of age or older, conduct a historic review.

The former Odd Fellows Retirement Home now the Saratoga Retirement Community was included in the 2005 City Wide Historic Preservation Survey and was determined eligible for listing in the California Register of Historical Resources and the National Register of Historic Places.

- Policy LU 12.9: Conduct reconnaissance level analyses of new development projects to ensure that no significant archaeological, prehistoric, paleontological, Native American resources would be disturbed. If such resources are found, appropriate steps shall be taken consistent with CEQA requirements to protect these resources. Execution of these policies is outlined in the following Implementations:

- Implementation LU 12.a: Continue to utilize the design review process and Historic Preservation Ordinance to ensure preservation of significant cultural resources.

Summary of findings: The proposed development to expand the Saratoga Retirement Community with 3 new residential buildings a Meeting Room Building and a Fitness Center complies with the California Environmental Quality Act, the Saratoga General Plan LU 12a and the City's Historic Preservation Ordinance and Policies.

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Ankrom-Moisan Associated Architects, provided all the proposed development plans and drawings included in this report.

Appendix:

1981 City of Saratoga Planning Department Cultural Resource Inventory #70

1988 Historic Resources Survey Form #27 Saratoga Odd Fellows Home

1998 Saratoga Odd Fellows Home DPR 523 Survey Form

2008 Saratoga Odd Fellows Home DPR 523

INVENTORY # 70

PHOTOGRAPH TAKEN 3/31/81 (date)

IDENTIFICATION

Street Address 14500 Fruitvale Avenue APN 397-12-012, 016, 017, 018

Historic Name Odd Fellows Home

Present Owner Grand Lodge of the IOOF of Calif.

Address P.O. Box 458
Saratoga, CA 95070

Present Use Home for the aged Original Use Home for the aged

Other Past Uses _____

DESCRIPTION

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

This large structure has twin domes at the entrance and somewhat resembles a church. The roof is of red Spanish tile and the staircases are made of marble. The grounds are extremely large and well kept. The original formal gardens were designed by John Mc Laren who was a member of the I.O.O.F.

Approximate property size:

Lot size (in feet) Frontage _____

Depth _____

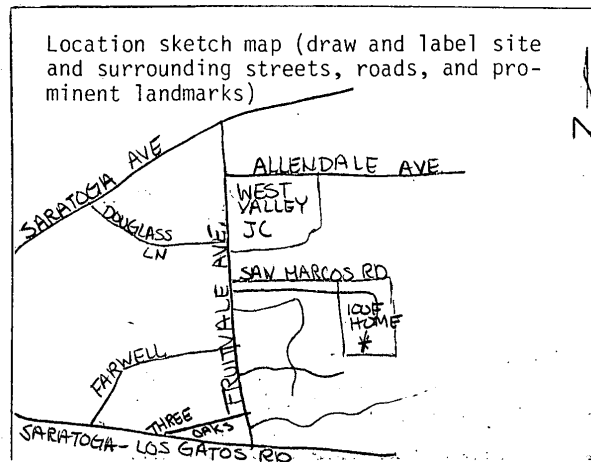
or approximate acreage ~87.9

Condition (check one):

Excellent (X) Good () Fair ()
Deteriorated () No longer in existence ()

Is the feature:

Altered? () Unaltered? (X)



Threats to site:

None known () Private Development () Zoning () Public Works Project ()
Vandalism () Other () _____

Primary exterior building material:

Stone () Brick () Stucco (X) Adobe () Wood () Other () _____

Is the structure:

On its original site? (X) Moved? () Unknown ()

Year of initial construction 1912 This date is: Factual (X) Estimated ()
estimated cost \$300,000

Architect (if known) _____

Builder (if known) _____
Style - Mission Revival

Related features:

Barn () Carriage House () Outhouse () Shed(s) () Formal garden(s) () Windmill ()
Watertower/Tankhouse () Other () _____ None ()

SIGNIFICANCE

Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known): This land, originally Oakwood Farm, was owned from 1880-1906 by a Dexter family, and then it was purchased by a Merrill family who sold it to the Odd Fellows in 1908 for a cost of \$16,500. The site was on McCall County Road (now known as Fruitvale Avenue). The large concrete Mission Revival style was dedicated on May 15, 1912. Its formal gardens were designed by John McLaren, who was a member of IOOF. Major renovation occurred in 1958 when the infirmary was built. Today it's under construction to add 87 new Source (books, documents, surveys, personal interviews, and their dates): rooms.

Santa Clara County Heritage Resource Inventory, 1975 & 1979

Cunningham, Saratoga's First Hundred Years, 1967 - Pgs 277-279

Millie Babroff, "Retirement, 'Youngsters' look after each other",
Saratoga News, 2/25/81.

Conversation with R. Conklin, Supt. of the IOOF, 3/18/81

Form prepared by: Sandy Baily Date: 3/31/81

HISTORIC RESOURCES INVENTORY (#27)

IDENTIFICATION

1. Common name: Odd Fellows Home
2. Historic name: Odd Fellows Home
3. Street or rural address: 14500 Fruitvale Avenue
City: Saratoga Zip: 95070 County: Santa Clara
4. Parcel number: 397-12-012, 016, 017, 018
5. Present Owner: Grand Lodge of IOOF of Calif. Address: P.O.Box 2669
City: Saratoga Zip: 95070
Ownership is: Public: Private: X
6. Present Use: Convalescent home Original Use: Retirement home

DESCRIPTION

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

This building is two stories, features an "H" shaped floorplan, and is clad in stucco, typical of the style. The main entrance is approached by a broad staircase leading to an arched opening flanked by twin bell towers. Above the entrance is a triple window with classical trim and a triangular pediment above. The roof over the entrance is marked by a curved parapet in typical Mission style. The arched windows of the main floor are echoed by stucco trim above. The roof is red tile, in the Mission style. The main building is set in extensive, well-maintained grounds, which also include modern apartment buildings and several outbuildings from an earlier farm.



8. Construction date:
Estimated:
Factual: 1912
9. Architect:
John McLaren-landscape
10. Builder: Unknown
11. Approx. prop. size
Frontage:
Depth:
approx. acreage: 88
12. Date(s) of enclosed
photograph(s): 1988

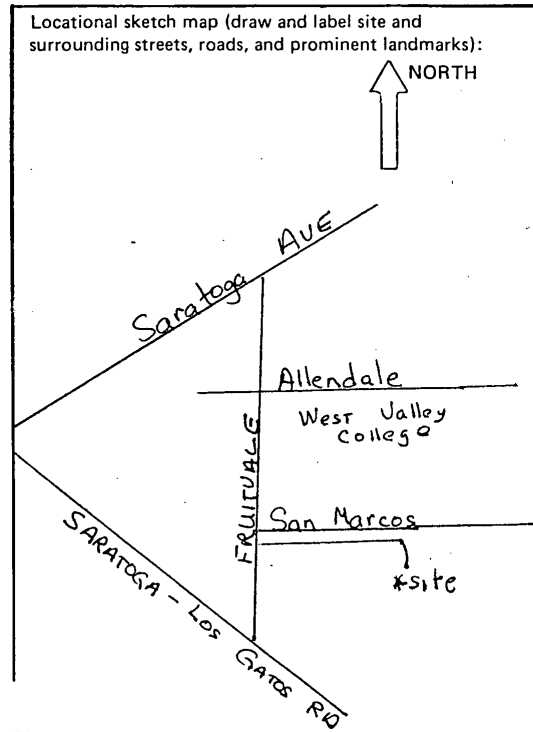
13. Condition: Excellent: X Good: Fair: Deteriorated:
No longer in existence:
14. Alterations: Infirmary added in 1958
15. Surroundings: (Check more than one if necessary)
Open land: X Scattered buildings: X Densely built-up:
Residential: X Industrial: Commercial: Other:
16. Threats to site: None known: X Private development: Zoning:
Vandalism: Public Works project: Other:
17. Is the structure: On its original site? X Moved? Unknown?
18. Related features: Gardener's cottage, cook house and nursery, all built in 1915. Barn - predated main building (before 1912).

SIGNIFICANCE

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

This property was originally called Oakwood Farm. It was owned from 1880-1906 by the Dexter family. It was purchased in 1906 by the Odd Fellows for \$16,500. The property was originally located on McCall Road, now Fruitvale Avenue. The building was dedicated as a retirement home on May 15, 1912. Its formal gardens were designed by John McLaren, who was a member of the Odd Fellows. The property also contains a barn and other outbuildings, some supposedly from the original farm, which were used by the retirees to run a working farm, helping to make the home self-sufficient. The infirmary was built in 1958, and 78 new rooms were added in 1981.

20. Main theme of the historic resource:
(If more than one is checked, number in order of importance.)
Architecture: 1 Arts/Leisure:
Economic/Industrial:
Exploration/Settlement:
Government: Military:
Religion: Social/Ed.: 2
21. Sources (List books, documents, surveys, personal interviews and their dates).
Santa Clara County Heritage Resource Inventory, 1979; interview with R. Conklin of IOOF, 2/25/81; Letter to Saratoga HPC, 6/25/84.
22. Date form prepared: 4/88
By (name): SHPC
Organization: City of Saratoga
Address: 13777 Fruitvale Ave.
City: Saratoga Zip: 95070
Phone: 867-3438





CITY of SARATOGA

13777 FRUITVALE AVENUE • SARATOGA, CALIFORNIA 95070

(408) 867-3438

COUNCIL MEMBERS:

*Karen Anderson
Martha Clevenger
Joyce Hlava
David Moyles
Donald Peterson*

July 13, 1988

Grand Lodge of IOOF of California
P.O. Box 2669
Saratoga, CA 95070

Dear Gentlemen:

The Saratoga Heritage Preservation Commission has recently completed a comprehensive Inventory of historic resources in our community. We are pleased to notify you that the Oddfellows Home at 14500 Fruitvale Avenue meets the criteria for being included on this list.

The purpose of the Heritage Resource Inventory is to establish a list of documented historic properties in Saratoga. The Heritage Preservation Commission was assigned the responsibility for preparing the Inventory by the City Council in 1982. Each property on the list has been identified as reflecting and being a part of the unique history of Saratoga. The Inventory has been prepared in accordance with guidelines established by the State Office of Historic Preservation, with data gathered from a variety of sources, including historic documents and books, interviews with local citizens, and existing county and state inventories that contain information on Saratoga properties.

Being listed on the Inventory does not carry any form of special requirements or restrictions affecting the use, improvement, alteration or even the demolition of your property. As an Inventory property, however, you will be able to make use of the State Historic Building Code, an alternative set of building regulations that are intended to facilitate the rehabilitation and preservation of historic buildings. In addition, your property may qualify for designation as a Saratoga Heritage Landmark, a special category of outstanding and exemplary historic properties that are identified in the community by a handsome bronze plaque.

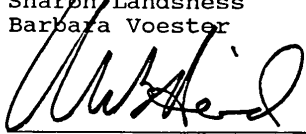
We have enclosed the entire Inventory list and the individual Inventory form for your property, which gives information about the building, the property and its history. We would appreciate your review of this form to let us know if there are any changes or additions to the form you wish to include. We also anticipate that there are additional historic resources in the community that we may have overlooked or have not fully documented yet; if you know of any that are not on the list, please let us know.

If you have any questions, please direct them to the Commission through Valerie Young, our staff person at City Hall (867-3438). One of the Commissioners will be happy to meet with you to discuss the Inventory and answer any questions you may have.

Sincerely,

Members of the Heritage Preservation Commission

Elizabeth Ansnes
Roy Cameron
Norm Koepernik
Sharon Landsness
Barbara Voester



Warren Heid, Chairman



AECOM
300 Lakeside Drive, Suite 400
Oakland, CA 94612

T: +1 (510) 893 3600
aecom.com

Project name:
Saratoga Retirement Community Campus
Expansion Project (60649732)

From:
Karen Gardner, MA, RPA, Archaeologist, AECOM

Date:
June 30, 2022

To:
Cynthia Richardson, City of Saratoga
Community Development Department

CC:
Emma Rawnsley, Project Manager, AECOM

Memorandum

Subject: Archaeological Resources Report - Saratoga Retirement Community

This Archaeological Resources Report presents the results of a limited program of archaeological testing described in the Archaeological Testing Plan (ATP), Appendix A) for the proposed Saratoga Retirement Community (SRC) Campus Expansion Project (project) in the City of Saratoga, Santa Clara County, California (Figures 1 and 2). The proposed project would construct three new residential buildings, a new meeting room addition to the existing Manor building, and an expansion to the existing fitness center on the SRC campus (Figure 3).

The City of Saratoga (lead agency) is currently analyzing the proposed project in an Environmental Impact Report (EIR) being prepared pursuant to the California Environmental Quality Act (CEQA). AECOM – the lead agency’s consultant – has previously completed some cultural resources work to inform the EIR, including a Sacred Lands File search at the Native American Heritage Commission (NAHC), a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System, a desktop geoarchaeological analysis, and a pedestrian survey of the project footprint. A summary of this work was provided in the ATP (Appendix A).

As part of the EIR process, the lead agency solicited interest in Tribal consultation under Assembly Bill (AB) 52. One Tribe, Tamien Nation, responded to the outreach effort and requested formal consultation under AB 52. The City retained AECOM to assist with tribal consultation. On January 27, 2022, a consultation meeting was held among Cynthia Richardson (lead agency), Chairwoman Quirina Geary (Tamien Nation), Jennifer Redmond (AECOM), and Emma Rawnsley (AECOM). As a result of the meeting, Chairwoman Geary requested a program of limited archaeological testing to assist Tamien Nation with determining the need for Tribal consultation during project construction. The ATP was prepared at the request of Chairwoman Geary and guided the archaeological testing effort, the results of which are reported in this memorandum.

In addition, as part of the CEQA process, various alternatives to the proposed project are also being analyzed, including one which would demolish the existing Healthcare Building and construct a new building within the same approximate area. Because the area near the existing Healthcare Building is not near the footprint of the proposed project, the City retained AECOM to undertake a pedestrian survey near the existing Healthcare Building to identify potential resources in that vicinity. The results of this additional pedestrian survey are also reported in this memorandum.

Regulatory Setting

California Environmental Quality Act

CEQA requires the lead agency to determine whether a project could have a significant effect on historical resources and equates a substantial adverse change in the significance of an historical resource with a significant effect on the environment (Section 21084.1). CEQA Guidelines Section 15064.5 outlines the process for determining the significance of impacts to archaeological and historical resources, and is described in the ATP (Appendix A).

Assembly Bill 52

AB 52 (effective July 1, 2015) added to CEQA, relating to consultation with California Native American tribes, consideration of “tribal cultural resources,” and confidentiality. AB 52 is described in detail in the ATP (Appendix A).

Environmental Setting

Saratoga is a primarily residential community and is bounded by the jurisdictions of Cupertino, San Jose, Campbell, Los Gatos, and Monte Sereno. The project site is within the partially developed and landscaped SRC property, which is approximately 400 feet above mean sea level. The larger SRC property is bounded by Vasona Creek to the west and Sobey Creek to the east. The environmental setting is further described in the ATP (Appendix A).

Precontact and Ethnographic Setting

The project area has been home to the Ohlone people for thousands of years. The project site was likely inhabited by the Lamaytu, an autonomous “tribelet” unit within the Tamien region of Ohlone territory (Milliken et al. 2007). Please see the ATP (Appendix A) for a full description of the precontact and ethnographic setting.

History of the Odd Fellows Home Property

The Independent Order of Odd Fellows (IOOF) is a fraternal and benevolent society who constructed the Odd Fellows Home on the modern-day SRC campus in 1911. A brief history of the Odd Fellows Home property was provided in the ATP (Appendix A).

Summary of Previous Cultural Resources Work

AECOM conducted a Sacred Lands File search at the NAHC, a records search at the NWIC, a desktop geoarchaeological analysis, a pedestrian survey of the project footprint, and consultation with Tamien Nation, with results presented in the ATP (Appendix A). Both the records search and Sacred Lands File search yielded negative results within the SRC property. The pedestrian survey found a single piece of unmodified obsidian in the open area to the west of proposed Building A, which was not determinately cultural, and therefore was not considered significant. This survey also recorded a broad scatter (35 feet by 162 feet) of historic or modern era glass and ceramic fragments in a landscaped berm between a parking lot and Odd Fellows Drive, southwest of the intersection of Odd Fellows Drive and McLaren Lane. The desktop geoarchaeological study found the land to be “Urban Land,” with highly developed and modified soils with a low sensitivity for buried archaeological resources due to the age of the landform but high sensitivity for surficial archaeological resources (Byrd et al. 2017, National Cooperative Soil Series 2009). Based on consultation with Tamien Nation, background research, and pedestrian survey results, there was the potential for both ancestral Native American resources and resources associated with the Odd Fellows Home to be encountered during the limited testing program.

Additional anecdotal information regarding potential cultural resources was received by the City during the EIR Scoping Period (November 22, 2021 through December 22, 2021). Written comments were received from Mr. Jeffrey Schwartz, a neighboring property owner and Chair of the San Marcos Road Homeowners' Association, reporting that his children used to find Native American artifacts and arrowheads in the “Community Garden”. Based on research of available documentation, AECOM has determined that the Community Garden area (no longer extant) was on the IOOF property but was to the south of and not within the area of potential effect (APE) of the current project. In Mr. Schwartz' verbal comments at the EIR Scoping Meeting, held virtually on December 9, 2021, he further reported that during the last major construction project there were issues with native artifacts and possibly burial grounds. However, there is no report on file with the City or with the NWIC confirming that anything was found during the property development of 2002 to 2005. Mitigation Measure 3.11-2 from the 1995 Master Plan EIR (relating to the early 2000s property development) required that a report detailing the findings and disposition of specimens be submitted to the City Project Planner if any artifacts were discovered during construction.

New Cultural Resources Work

New cultural resources work in 2022 included a survey of the Healthcare Building footprint to support the alternative project design, and some limited archaeological testing including excavation of two standard test pits (STPs) in strategic locations to test for the presence of subsurface archaeological resources.

Survey of the Healthcare Center

As part of the CEQA process, alternatives to the proposed plan are being considered, including one which would demolish the existing Healthcare Center and construct a new building within the same approximate area. To investigate this alternative, AECOM conducted a pedestrian survey of the footprint of the Healthcare Center on June 3, 2022. This area was not surveyed in 2021 because it was not part of the proposed project.

The northern and western side of the Healthcare Center face paved streets and have modified ground surfaces and landscaping next to the building. The southern and eastern side of the center are surrounded by a graded, unpaved plateau, with a steep slope that descends to the south and east, dropping to an unnamed, channeled tributary to Vasona Creek (Photograph 1). The survey included the perimeter of the Healthcare Center and the area between the building and the creek. Ground visibility was excellent in the graded area and poor in the vegetation near the creek. A sparse scatter of modern debris was apparent throughout. Several fragments of white improved earthenware were observed along the southern and eastern side of the building (Photograph 2). No color, design, or maker's marks were observed on any of the fragments. A few glass shards were also observed on the surface, including amber glass and one shard of cobalt glass (Photograph 3). Both the ceramic fragments and glass shards could be historic-era debris, but as there are no features to confirm the dates, they could be modern.



Photograph 1. View of the southwest corner of the Healthcare Center showing landscaping adjacent to the building (left), unpaved graded plateau, and drop to the unnamed tributary to Vasona Creek (right). View east-southeast. 6/03/2022.



Photograph 2. Sherd of white improved earthenware plate, observed on the south side of the Healthcare Center. Plan view. 6/03/2022.



Photograph 3. Shard of cobalt glass, observed on the south side of the Healthcare Center. Plan view. 6/03/2022.

Test Excavation of STPs

Two shovel test pits (STPs) were excavated in the proposed project site on June 9, 2022, by AECOM archaeologists Karen Gardner and Joshua McWaters, and monitored by James Camarena from Tamien Nation. One STP was placed between the existing Healthcare Building and the creek (STP1) and the other was placed within the footprint of proposed Building A

(STP2) (Figure 4). The proposed location of Building A is currently undeveloped except for landscaping and recreational activities. This area was previously a picnic ground and is in the vicinity of the non-cultural piece of obsidian identified during the pedestrian survey. The Healthcare Building is proposed to be demolished under one of the alternatives to the project. The Healthcare Building is adjacent to an unnamed tributary to Vasona Creek, which gives this location a higher sensitivity for archaeological resources. The STP1 location is currently an undeveloped graded plateau between the healthcare building and the slope down to the creek. These locations were chosen in consultation with the Tamien Nation and will inform Tamien Nation's decisions about monitoring requirements during project construction.

Prior to excavating the STPs, AECOM marked the locations of planned excavation (Photograph 4) and contacted USA North to notify utility companies to mark buried utility locations in the vicinity. Due to the limited nature of ground disturbance, a private utility locator was not contacted.

The two STPs both measured 50 by 50 centimeters (cm) and were excavated in arbitrary 10-cm levels. The STPs were excavated to 10 cm below the first 10 cm sterile level (i.e., two consecutive 10 cm levels absent of cultural material, or to a maximum of 50 cm below ground surface [cmbs]). Spoils were screened through ¼-inch mesh and returned to the hole after excavation was complete. All cultural materials found were photographed and then returned to the STP during backfilling.

STP2 was excavated first (Photograph 5). Soil was sandy silt with a clumpy texture and a Munsell color of yellowish brown (10YR 5/4) for the upper 10 cm, transitioning to a crumbly texture and Munsell color of brown (7.5YR 5/4) between 10 and 20 cmbs. No cultural materials of any kind were found in either of the upper layers. The tribal monitor was consulted, and both he and the archaeologists felt comfortable calling the excavation culturally sterile and terminating the excavation at 20 cmbs (Photograph 6).

STP1 was excavated second (Photograph 7). All levels of this unit were imported fill comprised of sandy silt, with abundant angular and subangular rock of varying sizes and lithology, and increasing clay content increasing with depth. The color was a uniform yellowish brown (Munsell 10YR 5/4). All levels included modern or possibly historic era debris, including fragments of glass and ceramics, building materials, and metal debris (Table 1, Photographs 8 through 13). Due to the heavy clay soil and the presence of homogeneous fill in the upper three layers (0-30 cmbs), only a quarter of the STP along the south wall of the test pit (approximately 25 cm x 25 cm) was excavated to 50 cmbs to see whether the fill extended to that depth (Photograph 14). Observations confirmed that all layers of STP1 were homogeneous fill and that this test excavation did not reach previously undisturbed soils. A fragment of flat white plastic was recovered from the deepest level of the test pit at 50 cmbs (Photograph 13). Following excavation at both locations, the spoils were returned to the hole, compacted using boots and body weight, and the location was restored to original condition (Photograph 15).

All layers of STP1 contained small pieces or traces of charcoal. A few of the glass shards had evidence of heat modification (melting, see Photograph 12). Together, these observations suggest that modern or historic-era burned refuse has been incorporated into this fill.

Fragments of faunal bone were observed in levels 0-10 and 20-30 cmbs (Photographs 8, 9, and 11). A small piece of weathered shell was also observed in the 0-10 cmbs level (Photographs 8 and 9). Both bone fragments were from medium sized, non-human mammals and showed evidence of prolonged exposure to intense heat (e.g., burning); likely these were part of the burned refuse, previously discussed. The shell fragment had no evidence of cultural modification and was too weathered to identify to species. The faunal bone fragments were collected by the tribal monitor and were not returned to the STP during backfilling.

Glass fragments were found in all levels of STP1 as well as scattered on the ground surface. Colors included amber, cobalt, green, milk, and colorless glass. The only fragment with dating potential was a shard of bottle base, found between 10 and 20 cmbs. This shard was amber glass with stippling, which would have occurred only after the 1940s (Photograph 10).

Ceramic fragments were found in all levels of STP1 except 20 to 30 cmbs. These included pieces of household items (e.g., dishes) as well as terracotta fragments of roof tiles. None of these objects included datable features or maker's marks.

Metal items were found in all levels of STP1 except 40 to 50 cmbs, and included construction materials (nails and screws) and utilitarian materials (wire, a bracket, a handle). None of these items included datable features.



Photograph 4. USA marking at STP2 location, view east. 6/03/2022.



Photograph 5: Excavation overview at STP2 location, view north-northwest. 6/09/2022.

Table 1. Items recovered from STP1 outside Healthcare Center

Level (cmbs)	Carbon	Faunal	Floral	Glass	Ceramic	Metal	Other
0-10	1 very small piece charcoal	1 small piece calcined (burned) long bone from medium sized mammal. 1 small piece weathered shell, not modified.	Acorn (relatively fresh) Roots, twigs	Abundant shards: colorless, milk, amber, green, cobalt. No datable attributes.	1 piece white improved earthenware 3 pieces terra cotta roof tile	1 ferrous screw 2 pieces ferrous wire connected by twisting	Concrete and asphalt fragments Rubber washer
10-20	1 small piece charcoal		Roots	Shards: colorless, green, amber, cobalt. 1 amber bottle base with stippling (post-1940s).	1 blue glazed ceramic fragment	1 metal handle or door stop with rubber tip (?) 1 partial nail (round)	
20-30	Few small traces of charcoal	1 small piece of calcined (burned) bone from medium sized mammal.	Few roots	Shards: colorless, cobalt, amber, green		1 small buckle 1 partial nail (round)	1 blue polished stone bead
30-40	Few small traces of charcoal		Few roots	Shards: colorless, cobalt amber, milk (heat modified)	1 piece terra cotta	2 pieces small perforated stainless steel bracket and tube.	
40-50	Few small traces of charcoal			Shards: colorless, amber, cobalt, milk	2 pieces ceramic, one with threaded closure		1 piece flat white plastic



Photograph 6. STP2 excavation, final depth. No cultural material was observed. Plan view. 6/09/2022.



Photograph 7: Excavation overview at STP1 location, view east-northeast. 6/09/2022.



Photograph 8: STP1 excavation finds, 0-10 cmbs. Plan view. 6/09/2022.



Photograph 9: Fragment of bone from a medium sized nonhuman mammal (left) and fragment of unmodified shell (right), STP1, 0-10 cmbs. Plan view. 6/09/2022.



Photograph 10: STP1 excavation finds, 10-20 cmbs, including amber bottle base with stippling (indicated with arrow). Plan view. 6/09/2022.



Photograph 11: STP1 excavation selected finds, 20-30 cmbs, including blue polished stone bead (left), bone fragment from medium-sized non-human mammal (top left), and metal buckle (right). Plan view. 6/09/2022.



Photograph 12: STP1 excavation finds, 30-40 cmbs. Milk glass shard at lower left has evidence of heat modification (melting). Plan view. 6/09/2022.



Photograph 13: STP1 excavation finds, 40-50 cmbs. Note flat white plastic fragment at far left. Plan view. 6/09/2022.

One blue polished stone bead was recovered from STP1 between 20 and 30 cmbs. This bead was spherical with a diameter of 12 millimeters and a drilled central hole for threading with a diameter of 1 millimeter. This bead is not consistent with traditional Native American bead forms or eighteenth century trade bead forms. However, it was collected by the tribal monitor and not returned to the STP during backfilling.

Conclusions and Recommendations

During the archaeological investigations of April, 2022, historic or modern era debris was observed on the surface around the perimeter of the Healthcare Center as well as in all levels of STP1 down to 50 cmbs. This debris was consistent with that observed during the previous survey, southwest of the intersection of Odd Fellows Drive and McLaren Lane, less than 0.1 mile to the north of the Healthcare Center. In both cases, the debris was observed to be a highly disturbed, secondary deposit within fill, mixed with modern refuse. The Healthcare Center and Fitness Center, as well as the roads and parking areas in the location of the previously documented refuse scatter, were built in the early 2000s (AECOM 2021), and the same source of fill may have been used in both locations.

No artifacts associated with Native Americans were observed during either of the surveys or in either of the STPs. No human remains were encountered during any of the archaeological field activities. No cultural materials at all were recovered from STP2, near the Fitness Center.

The lack of Native American artifacts and undisturbed historic-era resources during archaeological fieldwork does not guarantee that significant prehistoric or historic deposits are not present on the property. Regardless of which project alternative is selected, a worker environmental awareness training should be provided to all workers prior to the beginning of ground disturbing work, to alert them of the potential for historic or prehistoric resources, educate them about applicable laws protecting archaeological sites and human remains, and provide them with contact information in the event of inadvertent finds.



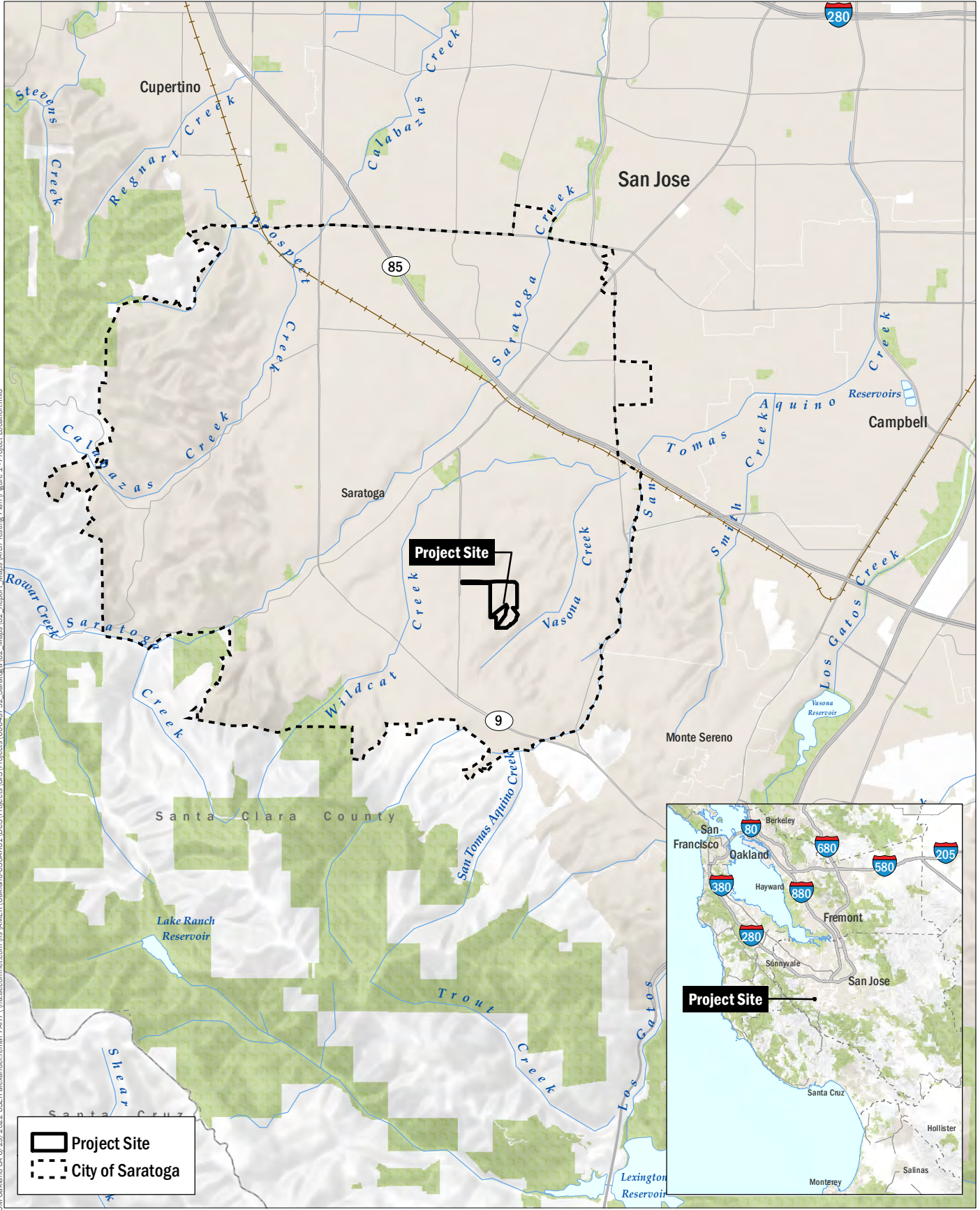
Photograph 14: STP1 excavation, final depth. Plan view. 6/09/2022.



Photograph 15: STP1 excavation site, restored after backfilling. View east-northeast. 6/09/2022.

References

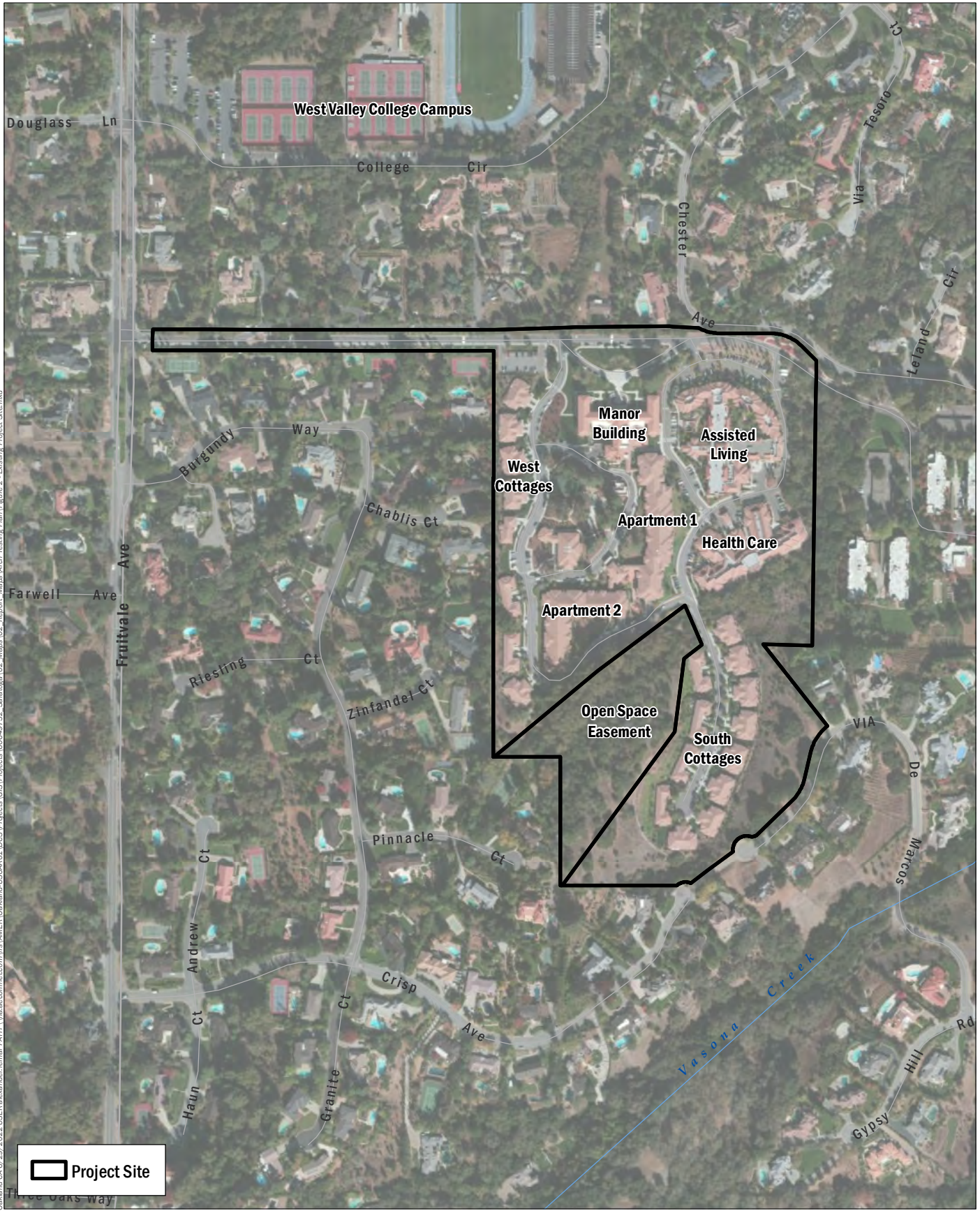
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AECOM Oakland, CA 6/29/2022 USER: alexander.nemir PNTM \Vna.aecomnet.com\GIS\AMER\Oakland\US04\01\DCS\Projects\GIS\Projects\60646732_Saratoga\02_Maps\02_Maps\Arch_Testing\Plan\Figure 1 - Project Location.mxd

Sources: CPAD, 2021; ESRI, 2016

FIGURE 1
 Project Location



AECOM, Oakland, CA 94612, 2022, USER: alexander.nemir, PATH: \\na.aecomnet.com\fs\AMER\Oakland-USDM\01\DCS\Projects\GIS\Projects\606448732_Saratoga\02_Maps\02_Maps\Arch_Testing\Plan\Figure 2_Existing Project Site.mxd

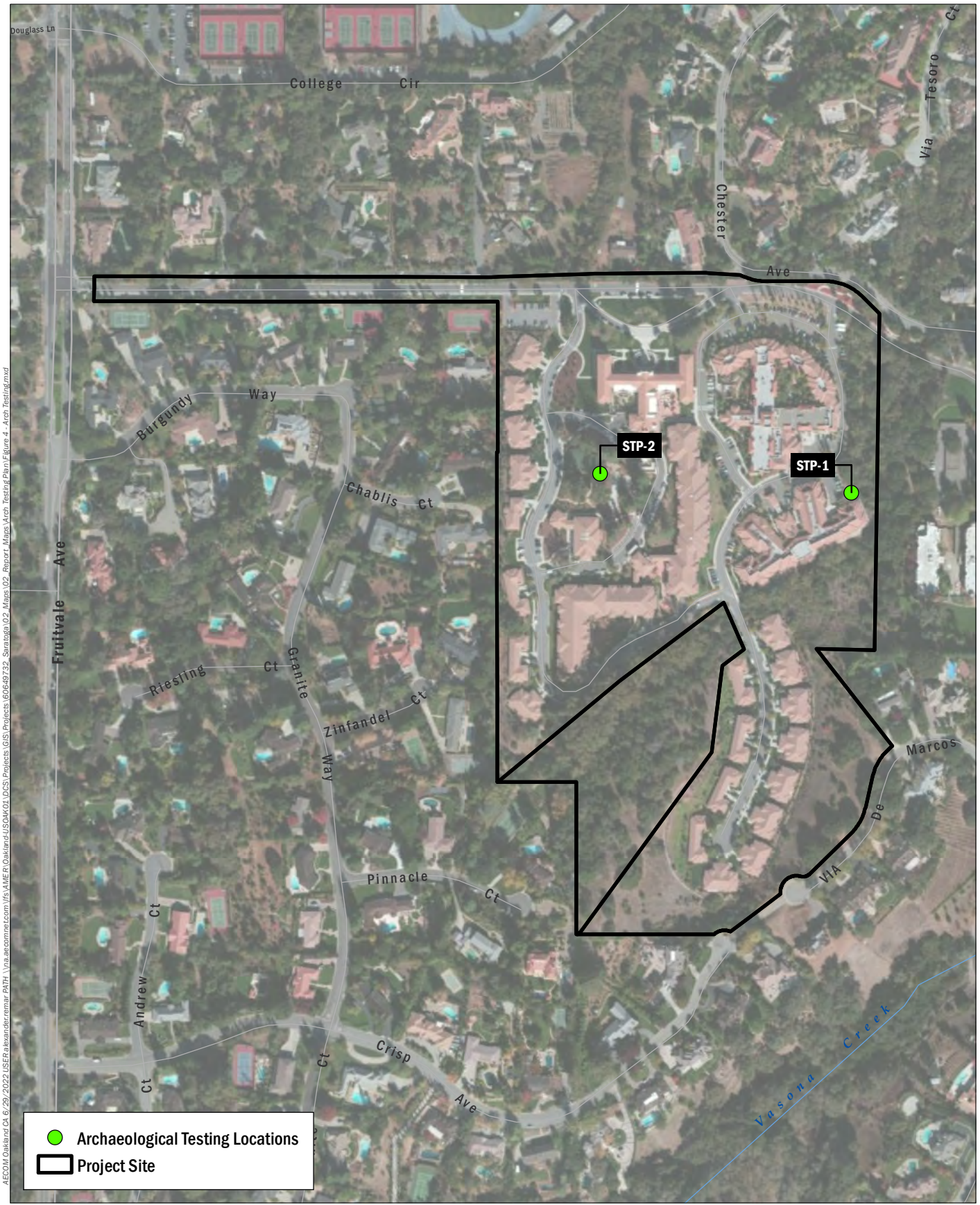
Sources: ESRI Imagery, 2022; ESRI, 2016

FIGURE 2
 Existing Project Site

AECOM Oakland CA 5/3/2022 USER: sally.shatford D:\A\AECOM\Oakland-US040K01\DCS\Projects\GIS\Projects\60648732_Saratoga_02_Maps\Arch_Testing_Plan\Figure 3 - Proposed Development.mxd



Sources: Akrom Moisan, 2021



A:\COM\Oakland CA 6/29/2022 USER alexander.remar.PATH \\\na.aecomnet.com\GIS\Projects\GIS\Projects\60649732_Saratoga\02_Report_Maps\Arch_Testing\Plan\Figure 4 - Arch_Testing.mxd



Sources: ESRI Imagery, 2022; ESRI, 2016

FIGURE 4
 Archaeological Testing Locations

APPENDIX A
Archaeological Testing Plan



AECOM
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Project name:
Saratoga Retirement Community Campus
Expansion Project (60649732)

From:
Jennifer Redmond, MA., RPA, Archaeologist,
AECOM

Date:
May 20, 2022

To:
Cynthia Richardson, City of Saratoga,
Community Development Department

Quirina Geary, Tamien Nation Chairwoman

CC:
Emma Rawnsley, Project Manager, AECOM

Memorandum

Subject: Archaeological Testing Plan

This Archaeological Testing Plan (ATP) proposes a limited program of archaeological testing for the proposed Saratoga Retirement Community (SRC) Campus Expansion Project (project) in the City of Saratoga, Santa Clara County, California (Figures 1 and 2). The proposed project would construct three new residential buildings, a new meeting room addition to the existing Manor building, and an expansion to the existing fitness center on the SRC campus (Figure 3).

The City of Saratoga (lead agency) is currently analyzing the proposed project in an Environmental Impact Report (EIR) being prepared pursuant to the California Environmental Quality Act (CEQA). As part of the CEQA process, various alternatives to the proposed project are also being analyzed, including one which would demolish the existing Healthcare Building and construct a new building within the same approximate area. AECOM – the lead agency’s consultant – has completed some cultural resources work to inform the EIR, including a Sacred Lands File search at the Native American Heritage Commission (NAHC), a records search at the Northwest Information Center (NWIC) of the California Historical Resources Information System, a desktop geoarchaeological analysis, and a pedestrian survey of the project footprint. A summary of this work is provided below.

As part of the EIR process, the lead agency solicited interest in Tribal consultation under Assembly Bill (AB) 52. One Tribe, Tamien Nation, responded to the outreach effort and requested formal consultation under AB 52. On January 27, 2022, a consultation meeting was held among Cynthia Richardson (lead agency), Chairwoman Quirina Geary (Tamien Nation), Jennifer Redmond (AECOM), and Emma Rawnsley (AECOM). As a result of the meeting, Chairwoman Geary requested a program of limited archaeological testing to assist Tamien Nation with determining the need for Tribal consultation during project construction. This ATP is being prepared at the request of Chairwoman Geary and will guide the archaeological testing effort.

Regulatory Setting

California Environmental Quality Act

CEQA requires the lead agency to determine whether a project could have a significant effect on historical resources and equates a substantial adverse change in the significance of an historical resource with a significant effect on the environment (Section 21084.1). CEQA Guidelines Section 15064.5 outlines the process for determining the significance of impacts to archaeological and historical resources.

CEQA Guidelines Section 15064.5(a) defines “historical resources” as:

1. A resource listed, or determined to be eligible by the State Historical Resources Commission for listing, in the California Register of Historical Resources (CRHR) (Public Resources Code [PRC] Section 5024.1, Title 14, California Code of Regulations [CCR] Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the PRC, or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the PRC, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be historically significant if the resource meets the criteria for listing in the CRHR (PRC Section 5024.1, Title 14, CCR Section 4852), including the following:
 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 2. Is associated with the lives of persons important in our past;
 3. Embodies the distinctive characteristics of a type, period region, or method of construction or represents the work of an important creative individual/ or possesses high artistic values; or
 4. Has yielded, or may be likely to yield, information important in prehistory or history

The fact that a resource is not listed or not determined eligible for listing in the CRHR or not included in a local register of historical resources (pursuant to PRC Section 5020.1[k]), or not identified in a historical resources survey (meeting the criteria in PRC Section 5024.1[g]) does not preclude a lead agency from determining that the resource may be a historical resource, as defined in PRC Sections 5020.1(j) and 5024.1.

CEQA Guidelines Section 15064.5(b) defines "substantial adverse change" as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the significance of an historical resource is "materially impaired" when a project:

- Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the CRHR; or
- Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources... or its identification in an historical resources survey..., unless the public agency reviewing the effects of the Project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
- Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the CRHR as determined by a lead agency for purposes of CEQA.

CEQA also requires lead agencies to consider whether a Project will impact "unique archaeological resources." PRC Section 21083.2(g) defines a unique archaeological resource as "an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person.

The CEQA Guidelines provide detailed direction on the requirements for avoiding or mitigating significant impacts to historical and archaeological resources. Section 15064.5(b)(4) states that a lead agency shall identify mitigation measures and ensure

that the adopted measures are fully enforceable through permit conditions, agreements, or other measures. In addition, Section 15126.4(b)(3) states that public agencies should, whenever feasible, seek to avoid damaging effects on any historical resources of an archaeological nature. Preservation in place is the preferred manner of avoiding impacts to archaeological sites, although data recovery through excavation is acceptable if preservation is not feasible. If data recovery through excavation is the only feasible mitigation, a data recovery plan, which makes provisions for adequately recovering the scientifically consequential information from and about the historic resource, needs to be prepared and adopted prior to any excavation being undertaken.

Assembly Bill 52

AB 52 (effective July 1, 2015) added PRC Sections 21073, 21074, 21080.3.1, 21080.3.2, 21082.3, 21083.09, 21084.2, and 21084.3 to CEQA, relating to consultation with California Native American tribes, consideration of “tribal cultural resources,” and confidentiality. AB 52 provides procedural and substantive requirements for lead agency consultation with California Native American tribes and consideration of effects on tribal cultural resources, as well as examples of mitigation measures to avoid or minimize impacts to tribal cultural resources. AB 52 establishes that if a Project may cause a substantial adverse change in the significance of a tribal cultural resource, that project may have a significant effect on the environment. Lead agencies must avoid damaging effects to tribal cultural resources, when feasible, and shall keep information submitted by tribes confidential.

AB 52 requires a lead agency to consult with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed Project, if the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed Projects in that geographic area and the tribe requests consultation. Section 21080.3.1.(d) states that within 14 days of determining that an application for a project is complete or a decision by a public agency to undertake a project, the lead agency shall provide formal notification to the designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, which shall be accomplished by means of at least one written notification that includes a brief description of the proposed Project location and its location, the lead agency contact information, and a notification that the California Native American tribe has 30 days to requests consultation pursuant to this section.

Environmental Setting

Saratoga is a primarily residential community and is bounded by the jurisdictions of Cupertino, San Jose, Campbell, Los Gatos, and Monte Sereno. The project site is within the partially developed and landscaped SRC property, which is approximately 400 feet above mean sea level. The larger SRC property is bounded by Vasona Creek to the west and Sobey Creek to the east. Vegetation within landscaped areas is comprised of sod grass, various ornamental shrubs, various ornamental tree species, as well as native trees such as coast redwood trees (*Sequoia sempervirens*), coast live oak trees (*Quercus agrifolia*), and valley oak (*Quercus lobata*). Prior to development of the orchards and construction of the Odd Fellows Home (the former name for the SRC), the natural vegetation in the project site would have been mixed hardwood (*Arbutus-Quercus*) (Kuchler 1977).

Precontact and Ethnographic Setting

The precontact context is adapted from the Regional Research Context section of the *Caltrans District 4 Research Design and Treatment Plan for Native American Archaeological Resources in the San Francisco Bay-Delta Region* (Byrd et al. 2017). This previously developed context provides broad background for the cultural processes and trends that shaped the archaeological record of the Bay-Delta area.

Precontact Context

Terminal Pleistocene (13,500 – 11,700 calibrated years before present [cal BP]): The earliest evidence for human occupation in California, during the Terminal Pleistocene, is very sparse, consisting primarily of isolated fluted points, and therefore is poorly understood. This period is generally considered to be represented by multiple contemporaneous migrations into the New World, including nomadic hunters and gathers who used large game using fluted points, and more coastal-oriented peoples. Throughout California, evidence from the Terminal Pleistocene occupation is infrequently encountered; no fluted points or archaeological deposits dating to this time period have been documented in the San

Francisco Bay Area. The absence of these archaeological sites can be partially attributed to the small mobile populations leaving only a marginal footprint on the landscape, in conjunction with the subsequent rise of sea levels and coastal erosion burying what limited sites were deposited during this time. During this period, modern-day San Francisco Bay would have been a large valley available for human occupation.

Early Holocene (11,700 – 8200 cal BP): Early occupation of the San Francisco Bay region is characterized by the use of handstones and millingslabs, stemmed points, crescents, and steep-edged formed flaked tools that served a semi-mobile hunter-gatherer population who exploited a wide range of plants and animals from marine, lacustrine, and terrestrial environments (Byrd et al. 2017). Charred remains of acorn nutshell from CA-CCO-696 at Los Vaqueros, in the Diablo Range provide direct evidence for use of these nut crop during the Holocene (Meyer and Rosenthal 2007). Obsidian from eastern Sierra quarries make up a large portion of the non-local flaked stone tools and debris found in early Holocene sites in central California (e.g., CA-CCO-696).

Middle Holocene (8200 – 4200 cal BP): Middle Holocene archaeological deposits are represented with over 60 known sites in the San Francisco Bay-Delta Area (Byrd et al. 2017). Artifact assemblages are varied and characterized by groundstone (handstones and millingslabs, as well as mortars and pestles); side-notched dart points; cobble-based implements; and shell beads and ornaments (Byrd et al. 2017). Use of the mortar and pestle has been documented at sites dating as early as 6000 cal BP in lowland areas at various places in central California (Rosenthal and Meyer 2009). The Saratoga Site, CA-SCL-65, dates to 6000 cal BP where a large amount of groundstone was identified (Fitzgerald 1993). In the lowland valleys of the northern Diablo Range, mortars and pestles replaced handstones and millingslabs sometime between about 7000 and 6000 cal BP. Use of the mortar and pestle was likely part of an increased technological investment associated with a shift to greater residential stability around well-watered riparian ecosystems (e.g., CA-CCO-548).

Late Holocene (4200 – 180 cal BP): Evidence for late Holocene occupation in central California is extensive; there are over 240 known archaeological sites that date to this time period in the Bay-Delta Area (Milliken et al. 2007, Rosenthal and Meyer 2009). In California, the late Holocene includes three primary chronological divisions: the Early, Middle, and Late periods. The Early Period is the least well understood, primarily due to a lack of data. Middle Period sites are more abundant and widely recorded in central California. The Late Period is similarly well represented with a number of excavated sites and well-dated assemblages (Meyer and Rosenthal 2007).

Residentially stable communities emerged through the Delta region no later than 4000 cal BP. Evidence for these communities include large, mounded settlements and smaller satellite villages found on levee ridges and other elevated landforms along major rivers and tributary streams, particularly the Sacramento River. Mortars and pestles became more common in central California sites but were not exclusive; fishing gear (e.g., hooks, net weights), and hunting equipment (e.g., projectile points, atlatl spurs) were also common in Early and Middle late Holocene settlements. The Middle Period is characterized by Fredrickson's Berkeley Pattern; this Pattern is recognized throughout the northern Diablo Range and in the major valleys and large drainage systems of the southern North Coast Ranges (Meyer and Rosenthal 2007).

The Late Period of the late Holocene is the best-documented era. Current data suggests that the Bay-Delta Area populations increased in size, sedentary villages flourished, and ritual activity increased (Byrd et al. 2017). Artifact assemblages include "clam disk beads, distinctive *Haliotis* [abalone] pendants, flanged steatite pipes, chevron-etched bone whistles and tubes, elaborately finished stone 'flowerpot' mortars, and needle-sharp coiled basketry awls" (Milliken et al. 2007). The bow and arrow appear in the region around 700 cal BP, with a distinctive arrow style dubbed the Stockton Serrated. This arrow was almost exclusively manufactured from Napa Valley and Annadel obsidian during this time period, and the style development suggests that "ethnic continuity was present across the Bay region from Middle/Late Transition through Late 1 Period" (Byrd et al. 2017).

Ethnographic Period

The San Francisco Bay peninsula, south to Monterey Bay and Big Sur, and east into present-day Alameda, Contra Costa, Solano, Napa, and San Joaquin counties, has been home to the many cultures and bands of the Ohlone people for hundreds of years, as evidenced in oral traditions and DNA analysis (Severson et al. 2022). These bands and communities were diverse and thriving throughout time until Spanish invasion in the late 1700s. Today, Ohlone people continue to inhabit their ancestral homeland and revitalize their culture, protecting and caring for the land and fighting for access to practice their culture in a highly altered and developed landscape. Ethnographic literature (Kroeber 1925; Levy 1978; Milliken 1995) indicates the project site was the territory of Ohlone speakers of the Tamien dialect. Today's Ohlone people are descendants

of speakers of six related languages that existed in the San Francisco Bay Area, the Delta, and western central California. Besides San Francisco Bay Costanoan, other languages in the Costanoan language family include Karkin, Awaswas, Mutsun, Rumsen, and Chalon (Milliken et al. 2009). These language groups are often treated as distinct and cohesive language units; however, Milliken indicates that this can create a “misleading and overly simplistic view” of the cultural variation that existed in the aboriginal San Francisco Bay Area (Milliken 1995). Adding to the complexity, some Costanoan-speaking tribes in the San Francisco Bay Area networked with Coast Miwok, Bay Miwok, and Delta Yokuts in the surrounding area, sharing and exchanging socially, culturally, and through intermarriage. Enslavement at the missions intensified the mixing of various Costanoan language members, resulting in several “new” social and cultural identities (e.g., Chocheños, Juaneños, Doloreños) (Milliken et al. 2009). The project site was likely inhabited by either the Partacsi or the Lamaytu who lived in the vicinity of Saratoga Gap (Milliken et al. 2009).

The basic Ohlone social unit was the family household, which was extended patrilineally (Harrington 1942). A household was made up of about 15 individuals. Households grouped together to form villages, which in turn combined to form “tribelets,” “an aggregate of villages in the largest of which lived the tribelet chief” (Heizer and Elsasser 1980:41). Tribelets exchanged trade goods such as obsidian, shell beads, and baskets; participated in ceremonial and religious activities together; intermarried; and could have extensive reciprocal obligations to one another involving resource collection. “The Ohlones,” writes Malcolm Margolin, “were not forty independent, isolated tribelets jealously guarding their frontiers. Rather, each tribelet was involved in a network of feasting, trading, and gift-giving” (2003:101).

For the Ohlone, like many other native Californians, the acorn was a dietary staple and is attributed to high population densities and complex social and economic organizations in Central California (Bartelink 2006; Baumhoff 1963). People knocked acorns from trees with poles, leached them to remove bitter tannins, and prepared them to eat as mush or bread. The Ohlone used a range of other plant resources as food, medicine, soap, tools, and building materials, including buckeye, California laurel, elderberries, strawberries, manzanita berries, goose berries, toyon berries, wild grapes, wild onion, cattail, soap root, wild carrots, clover, and an herb called chuchupate. Animals eaten by the Ohlone and their neighbors included large fauna such as black-tailed deer, Roosevelt elk, antelope, and marine mammals; smaller mammals such as dog, skunk, raccoon, rabbit, and squirrel; birds, including geese and ducks; and fish such as salmon, sturgeon, and mollusks. Frogs, toads, owls, eagles, and ravens were not eaten (Levy 1988).

Besides providing sustenance, the Bay Area’s flora and fauna provided the Ohlone with raw materials. For example, the Ohlone built dome-shaped shelters thatched with ferns, tule, grass, and reeds. The thatch was tied to the structure’s frame with willow withes. The Ohlone also built small sweathouses, accommodating six to eight persons, which were dug into creek banks and roofed with brush; and circular dance areas, which were enclosed by fences woven from brush or laurel branches (Levy 1978:492). Plants, particularly sedge, were also woven into baskets. Basket making was generally done by women, who crafted cooking and storage containers, fish traps, and trays for leaching acorns. Tightly woven baskets, decorated with feathers or shell, were valued exchange items (Margolin 2003).

By the late eighteenth century, Spanish settlers moved into northern California, established the mission system, decimated local villages, and dramatically transformed Ohlone culture. Many Ohlone were baptized by the Franciscan missionaries and enslaved on mission farms. Epidemics ravaged the people housed in the missions as populations were moved and enlarged during “mass migrations,” including in 1795 (Milliken et al. 2009). Throughout the mission period, the Ohlone people staged acts of resistance and escape in response to the brutality of the missions. Following the secularization of the missions in 1834, many of the surviving Ohlone worked as manual laborers on ranchos (Levy 1978:486). Following the Gold Rush and California’s admission to the United States in 1850, Ohlone people continued to reinforce their connections to important sites and resist outside efforts to erase their history (Akins and Bauer 2021). Today, Ohlone people remain in their traditional territory, which includes Santa Clara County, and continue to engage in traditional cultural practices.

History of the Odd Fellows Home Property

The Independent Order of Odd Fellows is a fraternal and benevolent society who constructed the Odd Fellows Home on the modern-day SRC campus in 1911. The origin of its name is believed to come from a group of laborers, in odd trades or doing odd jobs, who formed a fraternity for fellowship and self-insurance to provide help in times of illness or injury when they were unable to work. Prior to the development of the Odd Fellows Home, the property was occupied by Oakwood Farm and its orchards of apricots, pears, prunes, plums, apples, and citrus (Kolsky ed. 2006).

The current three-story Manor Building was constructed in 1911. Five large cottage bungalows containing twelve to 20 rooms in each arranged in a symmetrical north-south row were located southeast of the Manor Building. The gardener's cottage, cook building, and chicken coop buildings (later repurposed as the Nursery and Educational building for the Saratoga Community Garden in 1972) were all built in 1915, at the far southern end of the property. The hospital/ infirmary was constructed in 1912 and located south of the Manor Building. The Grand Fellows Lodge was constructed in 1960 and located east of the Manor Building. The "California Villas" apartment building addition was added in 1979 and located to the east of the Manor Building with 79 rooms. This new development was concurrent with the razing of the original five cottages built in 1912 (Urban Programmers 2019; Kolsky, ed. 2006).

In the early 1990s, a major rehabilitation and expansion was planned for the property. The Healthcare Building was built in 2000-2002. Between 2002-2005, the Community built a \$50.4 million expanded campus by renovating the Manor Building's administration offices, the Seven Stars Tavern, a large library, beauty and massage salon, a gift shop, arts and crafts rooms, a woodworking center, a computer lab, and a wine tasting room. In addition, the renovation Project included constructing a fitness center, indoor pool, a redesign of the front lawn, a park and walking trails, bocce ball court, adding one-bedroom apartments, two-bedroom cottages, and laying completely new roadways. This included the removal of the old cow barns, gardener's cottage, cook building, and chicken coop buildings (Urban Programmers 2019; Kolsky, ed. 2006).

Summary of Cultural Resources Work to Date

AECOM has conducted a Sacred Lands File search at the NAHC, a records search at the NWIC, a desktop geoarchaeological analysis, and a pedestrian survey of the project footprint.

Sacred Lands File Search

AECOM submitted a Sacred Lands File search at the NAHC on May 11, 2021. The NAHC responded on May 24, 2021, indicating that no Sacred Lands are recorded in the proposed project site.

Records Search

AECOM requested a records search from the NWIC at Sonoma State University on March 11, 2021. The records search results were received on April 21, 2021 (File No. 20-1770). The records search reviewed the project site and a 0.25-mile radius on the *Cupertino, Calif.* topographic quadrangle to: (1) determine whether known cultural resources have been recorded within the vicinity of the project; (2) assess the likelihood of unrecorded cultural resources based on historical references; and (3) develop a context for identification and preliminary evaluation of cultural resources.

AECOM also reviewed the Built Environment Resources Directory (BERD), the National Register of Historic Places (NRHP), the CRHR, the California Historical Landmarks, California Points of Historical Interest, and the 1979 Heritage Resource Inventory of the City of Saratoga. Files provided by the City of Saratoga were also reviewed.

Two prior studies include the project site:

- S-4344: This letter reports on the findings of an archaeological survey for a proposed development at the SRC east of Fruitvale Avenue (Chavez 1976). The survey was negative and noted that the survey area was covered with artificial fill.
- S-9911: This letter reports on the findings of an archaeological survey of a portion of the SRC property (Roop 1988). The survey was negative. It noted that it is unlikely for precontact archaeological resources to be present due to the age of the soils on the property, although they did note the potential for historic-period resources associated with the Odd Fellows to be encountered.

Two additional studies that include the project site are on file with the City of Saratoga that address evaluations of the CRHR-eligibility of the Odd Fellows Home (Manor Building) (Urban Programmers 2019; Garavaglia Architecture 2020).

Geoarchaeological Analysis

Soils in the project site are comprised of Urban Land-Flaskan complex, 0 to 2 percent slopes. "Urban Land" suggests the project site is highly developed and modified by humans. Flaskan series soils are deep, well-drained soils formed on alluvial

fans (National Cooperative Soil Series 2009). The underlying alluvial landform is Pleistocene to Pliocene in age (Dibblee and Minch 2007).

A review of Far Western's archaeological sensitivity mapping of the Bay Area depicts the project site within uplands setting that has low sensitivity for buried archaeological resources due to the age of the landform but high sensitivity for surficial archaeological resources (Byrd et al. 2017).

Pedestrian Survey

AECOM conducted a pedestrian survey of the project site on May 13, 2021. The proposed alternative project footprint has not been surveyed to date. The archaeological pedestrian survey consisted of walking crisscrossing transects no greater than five meters apart. 100 percent of the survey area was covered by these methods. In areas where ground surface was obscured by leaves and duff, periodic boot scrapes were employed to expose the surface.

One piece of obsidian was noted in open area to the west of proposed Building A. However, since it was not determinately cultural, and no other obsidian or lithic debitage observed, it was not considered significant.

At the eastern end of Building C, a scatter of historic-period debris was observed, consisting of over 20 glass fragments of various colors; over 15 ceramic sherds, some of which have evidence of being burned; and two metal fragments. This debris is likely associated with the original Odd Fellows Home and may have originally been in an intact refuse pit. However, the scatter observed during the survey appears to be a secondary deposit and is quite disturbed, as it is scattered throughout the existing landscaping and mixed with modern refuse. The debris scatter continues to the east, outside of the Building C footprint and proposed development for the project.

No other potential archaeological resources were identified during the survey.

Potential Archaeological Resource Types

Based on consultation with Tamien Nation, background research, and pedestrian survey results, there is the potential for both ancestral Native American resources and resources associated with the Odd Fellows Home to be encountered during the limited testing program.

Examples of archaeological materials that could be encountered include:

- an accumulation of burned rocks;
- bones or small fragments of bone or shell;
- an area of charcoal or very dark-stained soil with artifacts;
- obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), tool-making debris (e.g., flakes);
- groundstone milling equipment such as mortars and pestles;
- agricultural implements associated with the orchards or other farming activities;
- hollow-filled features such as wells or privies; or
- deposits of metal, glass, and/or ceramic refuse, including sheet scatters of artifacts.

Human remains may also be encountered during testing.

Proposed Testing

Two shovel test pits (STPs) will be placed in the proposed project site (Figure 4). One will be within the footprint of the proposed Building A and the other will be near the existing Healthcare Building. The proposed location of Building A is currently undeveloped except for landscaping and recreational activities. This area was previously a picnic ground and is in

the vicinity of the non-cultural piece of obsidian identified during the pedestrian survey. The Healthcare Building is proposed to be demolished under the one of the alternatives to the project. The Healthcare Building is adjacent to an unnamed tributary to Vasona Creek; the proposed STP location is currently undeveloped except for landscaping. These locations were chosen in consultation with the Tamien Nation and will inform Tamien Nation's decision to monitor during project construction.

Prior to excavating the STPs, AECOM will contact USA North to mark utilities in the proposed STP locations. Due to the limited nature of ground disturbance, a private utility locator will not be contacted. AECOM will also conduct a pedestrian survey of the additional footprint area near the Healthcare Building that would be disturbed by the alternative but was not surveyed in 2021 due it not being part of the proposed project.

The two proposed STPs will measure 50 by 50 centimeters (cm) and will be excavated in arbitrary 10-cm levels. STPs will be excavated to 10 cm below the first 10 cm sterile level (i.e., two consecutive 10 cm levels absent of cultural material) unless subsurface conditions, such as the presence of rocks or large roots, prevent the STP from reaching greater depths, or unless the cultural deposit (if one is identified) extends deeper than approximately 50 cm, which is the maximum proposed testing depth for STPs. It is not anticipated that STPs will be required to go below 50 cm. The goal of the testing is to excavate below any surficial disturbances (e.g., grading, fill) to uncover the pre-development landform. Due to the age of the landform, there is a low likelihood for deeply buried resources. If the upper levels are comprised of culturally sterile artificial fill, the STP will extend an additional 20 cm below the fill or to 50 cm below surface, whichever is reached first. All STPs will be subsequently backfilled.

If isolated artifacts are identified during testing, they will be documented on field forms and returned to the STP. If an intact feature is identified, the feature will be cursorily documented and the STP backfilled; the STP will not be expanded to expose the feature until the lead agency is notified and, if it is a precontact resource, additional consultation occurs between the lead agency and Tamien Nation.

Human Remains

If human remains are encountered during archaeological testing, the remains must be treated in accordance with the requirements of Section 7050.5(b) of the California Health and Safety Code, which states that it is a misdemeanor to knowingly disturb a human burial. If human remains are encountered, work must halt in the vicinity of the remains; and as required by law, the Santa Clara County Coroner must be notified immediately. If human remains are of Native American origin, the coroner must notify the NAHC within 24 hours of that determination. Pursuant to Public Resources Code 5097.98, the NAHC will in turn immediately contact an individual who is the most likely to be descended from the remains (i.e., Most Likely Descendent, or MLD). The MLD has 48 hours to inspect the site and recommend treatment of the remains.

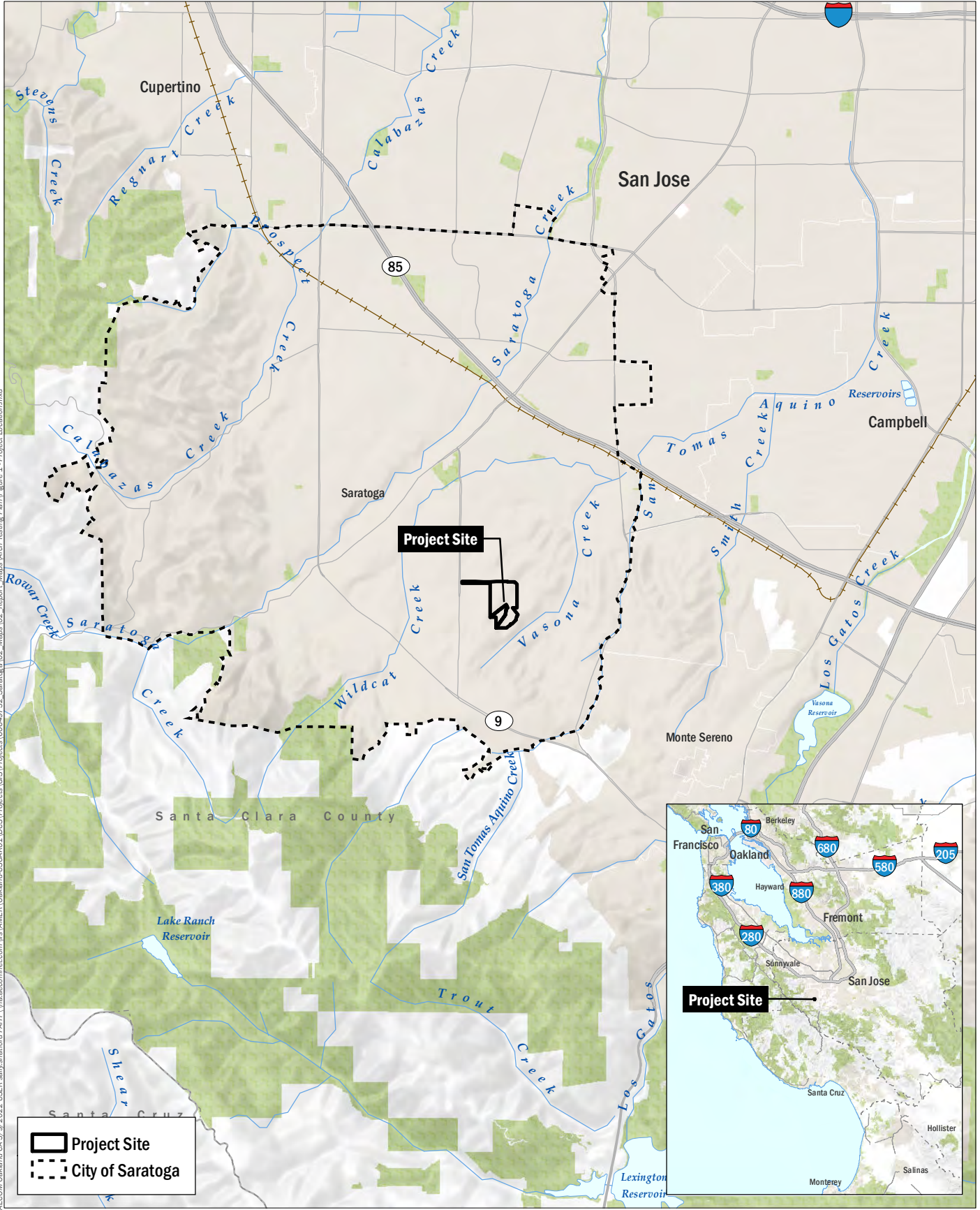
Reporting

If the results of the limited testing program are negative, a brief memorandum will be prepared to discuss the results and submitted to the lead agency and Tamien Nation for review. If the archaeological testing is positive, additional work will be required to record and evaluate the identified archaeological and/or Tribal Cultural Resource.

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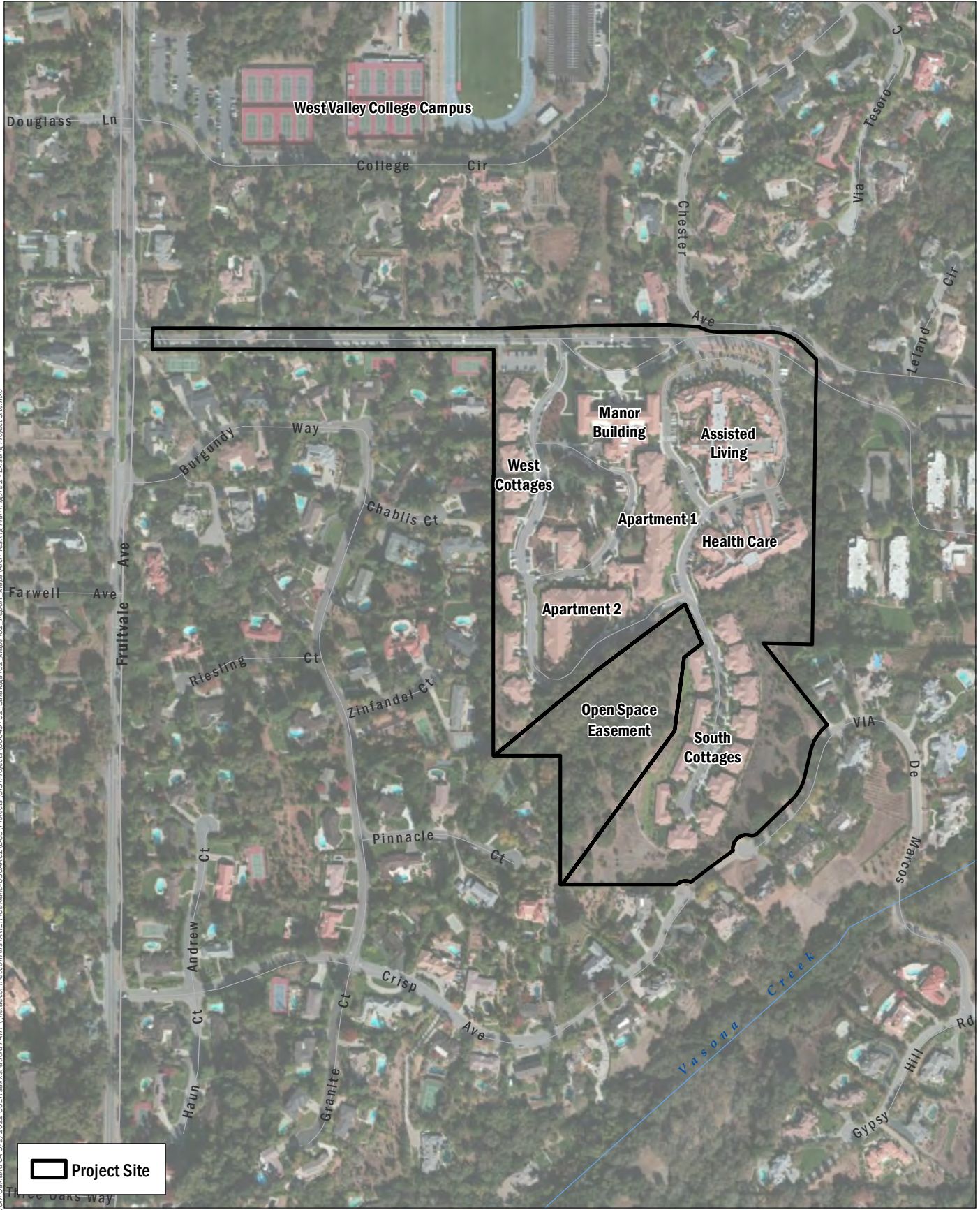


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Sources: CPAD, 2021; ESRI, 2016



FIGURE 1
 Project Location



AECOM Oakland CA 5/9/2022 USER:sallv,shatford PATH: \\na.aecomnet.com\vis\AMER\Oakland-USDM\01\DCS\Projects\GIS\Projects\606449732_Saratoga\02_Maps\02_Report_Maps\Arch_Testing\Plan\Figure 2_Existing Project Site.mxd

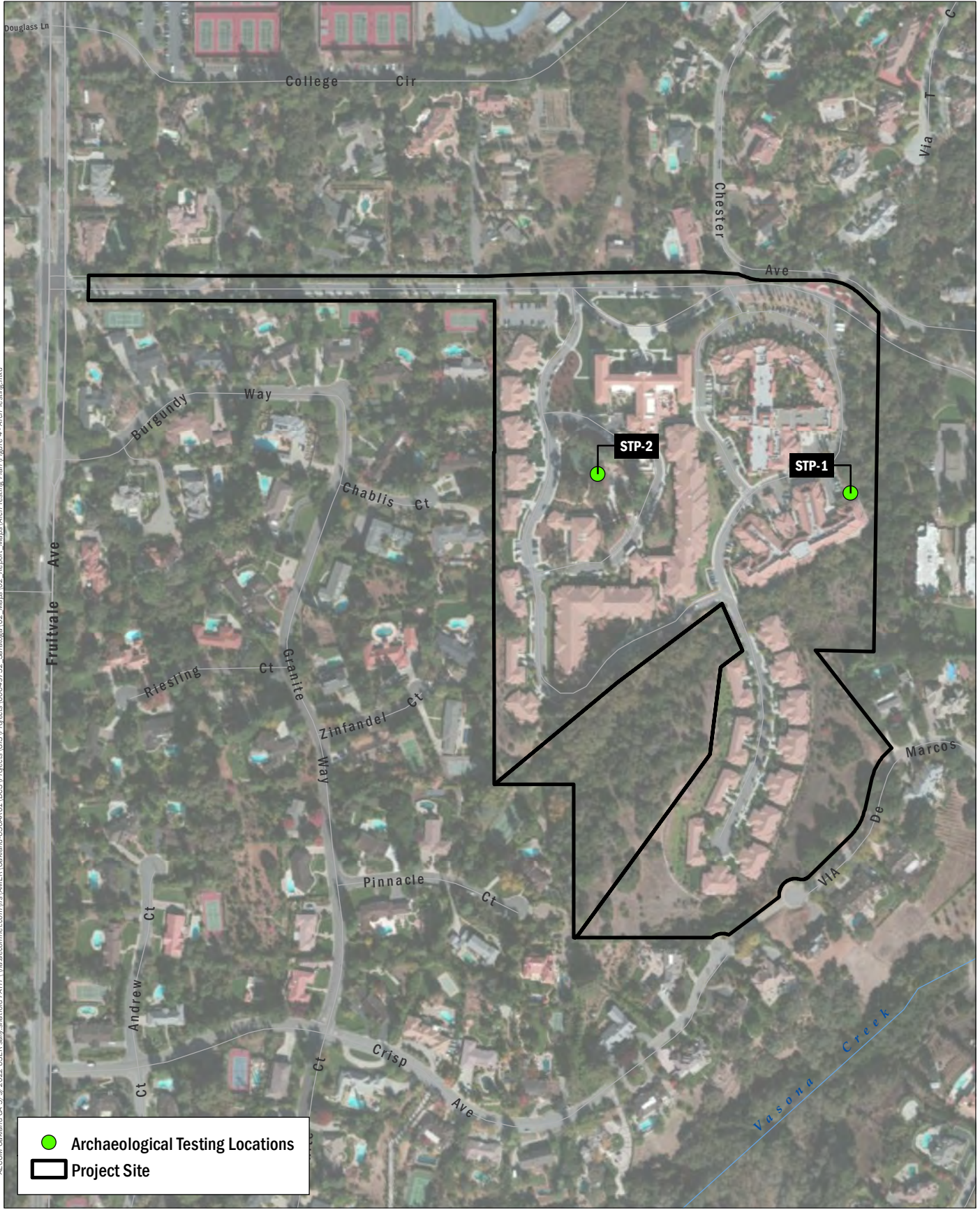
Sources: ESRI Imagery, 2022; ESRI, 2016

FIGURE 2
 Existing Project Site

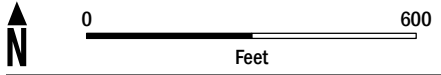
AECOM Oakland CA 5/3/2022 USER: sally.shatford PRTH \Vna.aecomnet.com \Ms.AMER\Oakland-US04K01.DOC\Projects\GIS\Projects\60648732_Saratoga_02_Maps_Arch_Testing_Plan\Figure 3 - Proposed Development.mxd



Sources: Akrom Moisan, 2021



AECOM, Oakland CA 5/9/2022 USER: sally.shafiq PATH: \\va.aecomnet.com\GIS\AMER\Oakland\USDM\01_DCS\Projects\GIS\Projects\60649732_Saratoga_02_Maps_02_Report_Maps\Arch_Testing_Plan\Figure 4_Arch_Testing.mxd



Sources: ESRI Imagery, 2022; ESRI, 2016