

Appendix C

DPR Forms - Historic Evaluation

Page 1 of 13 *Resource Name or #: (Assigned by recorder) 1334 Miller Ave. San Jose CA

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; of ____ of Sec ____; _____ B.M.

c. Address 1334 Miller Ave City San Jose Zip 95

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, decimal degrees, etc., as appropriate)

APN 377-25-055

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

Located in a suburban neighborhood or single-family residences, the subject property is a Mid-century California Ranch Style homes and one of several similar houses in the neighborhood. The property, and the one at 1334 Miller appear to be the last with vacant land behind the house-formerly a small orchard. Adjacent to the vacant parcel is the server center for AT&T-Sbcglobal(SNJSCA 12).

The house is single-story, wood frame with stucco on three facades and brick veneer on the lower half of the front façade. The horizontal plan is a cross gable with a protruding wing on the north third of the façade and



*P3b. Resource Attributes: (List attributes and codes) HP 2 single Family

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

P5b. Description of Photo: (view, date, accession #) Front facade

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

*P7. Owner and Address:

Union Avenue LLC

Lun Ke, Tao Zhang

97 Boston Ave,

San Jose, CA 95128

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

Urban Programmers

10710 Ridgeview Ave.

San Jose CA 95127

*P9. Date Recorded: _____

1/7/2022

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*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): _____

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*Recorded by: Urban Programmers *Date 1/7/2022 Continuation Update

a small porch with overhanging roof in the center with the attached double car garage on the south of the façade. The house has composition shingles. Alterations are on the rear appear to include changing and adding windows

A detached second living unit was developed in the rear of the property. This is a rectangular wood frame building covered in stucco, with a pitched composition shingle roof. There is not architectural detailing on the building. The rear of the property was originally a small orchard and close to the house had gardens designed by Mas Doi that are currently untended and have lost the character.

Photographs:



Photograph 1 1334 Miller Avenue

View: Front facade showing the entry door and facade detail.

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Photograph 2 1334 Miller Avenue

View: Rear of the house, covered patio and shed on left and additional unit

Date: 2021



Photograph 3

1334 Miller Avenue

View: Rear of the house showing second unit (right) and covered patio structure.

Date: 2021

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Photograph 4 1334
Miller Avenue
View: side yard and end
of the additional building.
Date: 2021

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Figure 1 Aerial photograph map of Miller Avenue area 1948. Arrow points to 1334 Miller Avenue.

Source; Google Earth Pro

The property was part of the Quito Ranchero subdivided by Martin Ball and again in 1951 for John and Mary A Tripoli. The Tripolis sold the property to L F Hoffman and Eugenia H. Hoffman.¹ In 1952 the property was sold to Harry Jaeger, a contractor. A year later he married Maude M. Gnagey and she was added to the deed.^{2 3} Harry Jaeger built the subject house and several others in the immediate area. Harry is listed in the City Directories after 1940 as a carpenter who had worked with his son Lynn W. Jaeger as plaster contractors in the 1920s.⁴ It appears they

¹ Deed from L F Hoffman and Eugeia H. Hoffman to Harry Jaeger recorded 9/18/1952 Book 2489 Official records, page 291.

² Deed ;from Harry Jaeger and Maude M. Jaeger to Masaaki Doi recorded 10/25/1954 Book 2991 Official Records page 408.

³ Maude Jaeger Obituary, The Courier , Waterloo Iowa, July 14 1968 page 14

⁴ San Joe City Directory, 1928, page 242

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continued to work together as L.W. Jaeger Construction. The completed house was sold in 1954 to Masaaki Doi.⁵ Later he added Sumiko Doi to the deed.

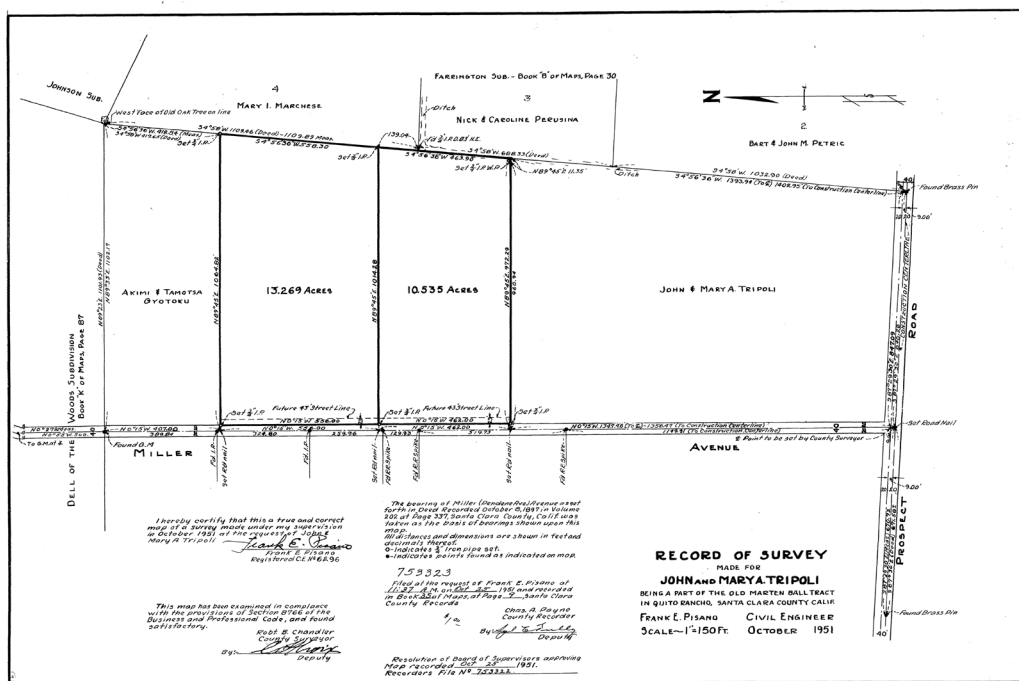


Figure 2 Recorded Subdivision Map for John and Mary Tripoli 1951

Mas Doi emigrated from Japan in 1917, living first in San Jose then in Stockton before moving to San Jose after internment at Tule Lake Camp during WWII. When he purchased the property, he moved from 06951 Saratoga Avenue and his occupation is listed in the City Directory for 1953 as a gardener which was consistent through 1968. By 1970 he is listed as the Chief of Grounds for the Cupertino School District. The property remained in the Doi family until it was sold in 2021 to Tao Zhang 34% interest; Lun Ke, 25 % interest; Union Ave LLC, 41 % interest.⁶

⁵ Deed from Masaaki Doi and Sumiko Doi to Masaaki Doi to Masaaki Doi and Sumiko Doi, Trustees recorded 12/5/1989 Series #10348796.

⁶ Deed From Steven K. Doi, Trustee to Tao Zhang 34% interest; Lun Ke, 25 % interest; Union Ave LLC, 41 % interest.

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Historical Context

Historical Context within the Inter-War Period, relative to the subject property:

Throughout the Santa Clara Valley, orchards produced the fruit that became the resource to an expanding fruit processing industry, an industry that would see the Santa Clara Valley producing 25% of the world's prunes by the 1930's.⁷ Through the Inter-War Period 1918-1945, agriculture remained the most important industry of the Valley

The Interwar Period **was**, a time when many immigrant families in the Santa Clara Valley found that agriculture was the key to their new life. Of the many families who followed this pattern, some encountered disaster during the Great Depression and the loss of European prune markets at the beginning of WWII. In 1942, families of Japanese ancestry were removed from the west coast and sent to internment camps, most having to sell their land and possessions. By the mid-1940s economic pressure to sell land for residential, commercial or industrial use began to outweigh agricultural value and by the early 1950's many of the orchards had been replaced with subdivisions, a process continued until most orchard land around San Jose was subdivided by the 1990's.

Industrialization and Urbanization 1945-1991

The historical context directly related to the development of the subject property is the change from agricultural land to residential subdivisions in the years 1950--1960. The Second World War (1941-1945) brought many social changes. Women who became part of the war-effort work force were later less content to stay at home. Able to work outside the home or to volunteer these women made it very desirable to have two cars in each family. This was not lost on the home builders who included a forward-facing, two-car garage with most homes constructed after 1945. With more automobiles available, commercial centers were no longer tied to the bus or streetcar line, thus they spread out along all the major roads. At the same time, changes in building safety codes required additional exiting and other modifications to second floor spaces primarily in the downtown. Without the guarantee of higher rents, many owners did not correct the deficiencies, and the upper stories, or the whole building became vacant.

In the decade after WWII, the population of San Jose grew dramatically. City leaders launched campaigns to attract non-agricultural industries and house building led construction in the Valley. The post-war community of 95,000 in 1950 became the urban hub of 500,000 by 1975, at the same time, the incorporated area of San Jose grew from 17 square miles to 120 square miles as land was annexed for housing tracts and commercial or industrial complexes.

⁷ laffy,G.A., Historical Context City of San Jose Historical Resource Inventory 1992.

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On December 13, 1957, the City of San Jose annexed Madera No-13A that included the subject property. Permits T94-11-093, Ct94-11-081 approved i Permits T94-11-083 approved the development of the property ⁸. The house was constructed in 1953 and sold in February 1954.

Mid-Century Ranch House Architecture.

The 1950 Centennial of California becoming a state brought a recognition of the state's history including the architecture of the ranchos that dotted California in the mid 1800's. The romanticized version of this, low horizontal form building became the Mid-century California Ranch Style with a covered porch, brick, wood, and stucco- natural materials that harkened to the white plaster covered adobe buildings. The more complete styles included, timber and shake shingles of the earlier buildings. In the mid-1950s the with the bulging population, the speculative builder or contractor's version became the style of thousands of homes. Very loosely relating to the rancho, these were wood frame with stucco on three sides and brick or wood veneer detail on the front facade. The horizontal buildings with a low-sloped roofline and composition shingles – sometimes shake shingles were constructed in residential subdivisions throughout California⁹ Individually they do not represent a significant architectural style, rather they are the mass market version. High quality California Ranch style buildings were designed by architects and show a greater attention to proportions and details that extend to the other facades.

Evaluation of Significance, City of San Jose Municipal Code Section # 14.48.020 (Criteria to evaluate historical and architectural significance)

A. Historical, Architectural, Cultural, Aesthetic or Engineering Interest or Value of a Historical Nature. The term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" shall mean a quality that derives from, is based upon, or related to any of the following factors:

- 1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;**

Mas and Sumiko Doi were typical of immigrants from Japan who worked in agriculture and were incarcerated a during WWII. Returning to Santa Clara County they purchased a home with room for a small orchard on the property. The residential buildings do not represent an association with significant persons or events that have contributed to local, regional, state, or national history or heritage in a distinctive, significant, or important way.

⁸ San Jose Permits on line- history 1334 Miller Ave.

⁹ Summarized from David Weingarten's Living the California Dream

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2. Identification as, or association with, a distinctive, significant or important work or vestige:

- a. Of an architectural style, design or method of construction;
- b. Of a master architect, builder, artist or craftsman;
- c. Of high artistic merit;
- d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
- e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
- f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.

The residential buildings on the property at 1334 Miller Avenue are not identified or associated with an important architectural work or architect. The construction and materials are not unique to a particular challenge of design or use; they are common materials used in a wood frame building construction with stucco siding and brick veneer on the front facade. These were combined in a design that was typical for a contractor designed, speculative house in the 1950s.

The main house, constructed in 1953-54, is a modest version of the Mid-century Ranch style with attached double car garage, that is found in many neighborhoods in San Jose. The style has broad interpretations from the fine homes on Westgate in Willow Glen to the ubiquitous contractor designed homes that filled Santa Clara Valley- of which this is one. This house is not a fine or artistic representation of the Ranch style.

3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

The house at 1334 Miller Avenue is not significant to the history or architectural heritage of San Jose. During the 1950s, many fine Ranch style homes were constructed by the leading architects of the period. This property is most likely a contractor designed house and is not fine design or exemplary of the Mid-century Ranch Style

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Evaluation - California Register of Historical Resources -Criteria for Designation

Properties that qualify for listing in the CRHR are considered historic resources. The alteration or demolition of these resources would cause a significant adverse change to the environment. The criteria for listing in the CRHR are;

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.

The property at 1334 Miller Avenue is not associated with events that have made a significant contribution to broad patterns of history. The private residence is not connected to important events or patterns.

Criterion 2. Associated with the lives of persons important to local, California or national history.

The original owners, and occupants associated with the property were not found through research to have been influential in local, state, 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.

The house at 1344 Miller Avenue is a common "builders" design of the Mid-century Ranch style, and is not distinctive architecture, or method of construction, or of high artistic value.

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.

The property at 1334 Miller Avenue was part of agricultural land (orchards) prior to the development of the buildings and structures. It is unlikely the land would yield important information about prehistory. However, this evaluation did not include an archaeological survey.

As described above, the property at 1334 Miller Avenue does not meet the standard of significance under any of the above criteria for San Jose City Landmark or for listing the California Register of Historic Resources. It is not a historical resource property

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B 12: Sources consulted and References: (Continued)

Unpublished:

City Building Permits 1953-2021

City of San Jose Historic Resources Inventory, San Jose Historic Landmarks Commission, 1987,
Revised 1994, 1996, 1997- as updated.

Official Records:

1. Deed from L F Hoffman and Eugeia H. Hoffman to Harry Jaeger recorded 9/18/1952 Book 2489
Official records, page 291.
2. . Deed from Harry Jaeger and Maude M. Jaeger to Sawataro Sasao and Toshiko Sasao recorded
2/15/1954 Book 2813 Official Records page 507.
- 3 Deed from T. Alice Sasao to Teruyo Alice Sasao, Trustee recorded 5/18/2021 Series #1040298.
- 4 . Deed from Emily T. Ando Successor Trustee to Tao Zhang 34% interest; Lun Ke 25% interest ;
Uion Ave LLC. 41% interest. recorded 5/18/2021 Series #24965470.

Published Works

Arbuckle, C., Clyde Arbuckle's History of San Jose, Smith McKay, San Jose, 1985.

Arbuckle, C. and Rambo, R., Santa Clara County Ranchos, The Rosicrucian Press, San Jose,
CA,1968.

Bielharz, E. and D. DeMers, San Jose California's First City, California Heritage Press, 1980.

CITY DIRECTORIES FOR SAN JOSE, CALIFORNIA;

1930, 1935, 1940, 1941, 1942, 1943, 1945, 1949, 1950, 1951, 1952, 1955, 1956, 1958, 1959, 1960, 1963,
1965, 1968, 1970, 1972, 1974, 1978.

Douglas, Jack, Historical Footnotes of Santa Clara Valley, San Jose Historical Museum
Association, San Jose, 1993.

Douglas, Jack, Historical Highlights of Santa Clara Valley, History San Jose, San Jose, 2005.

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*Recorded by: Urban Programmers *Date 1/7/2021 Continuation Update

Guinn, J. M. History of the State of California and Biographical Record of the Coast Counties, California, The Chapman Publishing Company, 1904.

Hendy, G. and J.N. Bowman, The Spanish and Mexican Adobe and Other Buildings in the Nine San Francisco Bay Counties, 1776-1850, part VII., Bancroft Library, Berkeley, 1940.

Jacobson, Y., Passing Farms Enduring Values-California's Santa Clara Valley, W. Kaufmann, Los Altos, CA, 1984.

Loomis, Patricia, A Walk Through The Past- San Jose's Oak Hill Memorial Park, Argonauts Historical Society, The Press, San Jose, 1998.

Loomis, Patricia, SIGNPOSTS, San Jose Historical Museum, San Jose, 1982.

Loomis, Patricia, SIGNPOSTS II, San Jose Historical Museum, San Jose, 1985.

McAlester, Virginia S., A Field Guide to American Houses, A. Knopf, New York, 2014.

Munro-Fraser, History of Santa Clara County, California, Alley Bowen & Co., San Francisco, 1881.

Payne, S., Santa Clara County, Harvest of Change, Windsor Publications, Northridge, CA, 1987.

Rifkind, C. A Field Guide to American Architecture, Times Mirror, New York, 1980.

San Jose Mercury, Sunshine Fruit and Flowers, A Souvenir of the San Jose Mercury, 1885, San Jose Mercury Publishing and Printing Co., 1895.

San Jose Mercury, Sunshine Fruit and Flowers, A Souvenir of the San Jose Mercury, 1886, San Jose Mercury Publishing and Printing Co., 1896.

Santa Clara County Historical Heritage Commission, Santa Clara County Heritage Resource Inventory, San Jose, CA, 1979.

Sawyer, Eugene T., History of Santa Clara County, Historic Records Company, Los Angeles, CA, 1922.

The Board of Trade of San Jose, Santa Clara County California- Vol. 1, No. 1, W.B. Bancroft & Co., San Francisco, CA, 1887.

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Page 13 of 13 Resource Name or # (Assigned by recorder) 1334 Miller Avenue, San Jose
*Recorded by: Urban Programmers *Date 1/7/2021 Continuation Update

Thomson & West, 1876 Historical Atlas of Santa Clara Co. California, (reprint) Smith McKay, San Jose, 1973.

Weingarten, David, Ranch Houses: Living the California Dream, 2009

Whiffin, Marcus, American Architecture Since 1780, A Guide To Styles, M.I.T. Press, Cambridge Mass. 1981.

Repositories Consulted

Martin Luther King Jr. Memorial Library, San Jose Main Library, California Room.(online)

Santa Clara County Recorder's Office, Official Records and Deeds

History San Jose, Archives

Japanese American Museum-Archives

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
NRHP Status Code 6Z

Other
 Review Code

Reviewer

Date

Listings

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P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T ____; R ____; ____ of ____ of Sec ____; ____ B.M.

c. Address 1348 Miller Ave City San Jose Zip 95129

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 587316.95mE/ 4128568.07 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
APN 377-25-055

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

Located in the Lynbrook suburban residential area, the single-story, Mid-century Ranch style house is wood frame with stucco sheathing and brick veneer on the lower third of the front façade. The front facade is divided with projecting elements at both ends and the entry from a covered porch in the center. On the porch wall is the entry door and a large tri-part window. Square posts support the roof over the porch. Wood, hung system windows are located on the projecting walls and mix with sizes and styles on the 3 other plain stucco facades. A semi-circle drive is in front and a detached three car garage and covered carport is behind the house.



*P3b. Resource Attributes: (List attributes and codes) HP 2 Single Family residence

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

P5b. Description of Photo: (view, date, accession #) Front facade 3/6/2021

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1954 Assessor's Records

*P7. Owner and Address:
Tao Zhang 34% interest; Lun Ke, 25 % interest; Union Ave LLC, 41 % interest.
1348 Miller Ave.
San Jose CA 95129

*P8. Recorded by: (Name, affiliation, and address) Bonnie Bamburg
Urban Programmers
10710 Ridgeview Ave.
San Jose CA 95127

*P9. Date Recorded: 1/7/2021

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*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): _____

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P3 Description Continued:

The house is typical of the hundreds Mid-century Ranch style houses designed and constructed by contractors during the 1950s.

The landscaping consists of a large lawn area in the semicircular driveway and tailored bushes across the front of the house . These have become overgrown or died during the past few months. The rear has a patio and defined spaces where there is evidence of previous gardens.



Photograph 1 1348 Miller Avenue, San Jose
View: Front façade, semicircular driveway in front (mature bushes obscure the building)

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Photograph 2 1348 Miller Avenue, San Jose
View: Front façade (over grown bushes obscure the building)

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Photograph 3 1348 Miller Avenue, San Jose
View: Rear façade. A small raised porch with railing is in the center.

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Photograph 4 1348 Miller Avenue, San Jose
View: Three car garage and covered car port to the side and behind the main house.

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Photograph 5 1348 Miller Avenue, San Jose
View: Rear yard and rear of house.

Photograph 6 1348 Miller Avenue, San Jose
View: Rear of garage addition

State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 1348 Miller Ave., San Jose *NRHP Status Code 6Z
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B1. Historic Name: Sasao Family House

B2. Common Name: same

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Mid-century Ranch

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed in 1953-54, Minor alterations to the rear façade. Garage enlarged (date unknown)

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

*B8. Related Features: None of significance

B9a. Architect: Unknown b. Builder: Harry Jaeger

*B10. Significance: Theme Residential Architecture Area San Jose

Period of Significance 1954-2000 Property Type house Applicable Criteria NA

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

The property is not a significant historical resource and is not eligible for listing in the California Register of Historical Resources or as a San Jose Historic Landmark because it is not associated with significant events or people and the architecture is a very common modest (contractor designed) version of the Mid-century Ranch style that was dominant during the 1950s in the Santa Clara Valley.

The property in the Lynbrook neighborhood had been orchards before it was subdivided for residential lots in 1951 and sold to contractor, Harry Jaeger who constructed this and several other similar homes in the area. The developed property was purchased in 1954 by Sawataro Sasao and Toshiko (Yoshiko)Sasao. (Deed- from Harry Jaeger and Maude M. Jaeger to Sawataro Sasao and Toshiko Sasao recorded 2/15/1954 Book 2813 Official Records page 507.)

B11. Additional Resource Attributes: (List attributes and codes) HP3

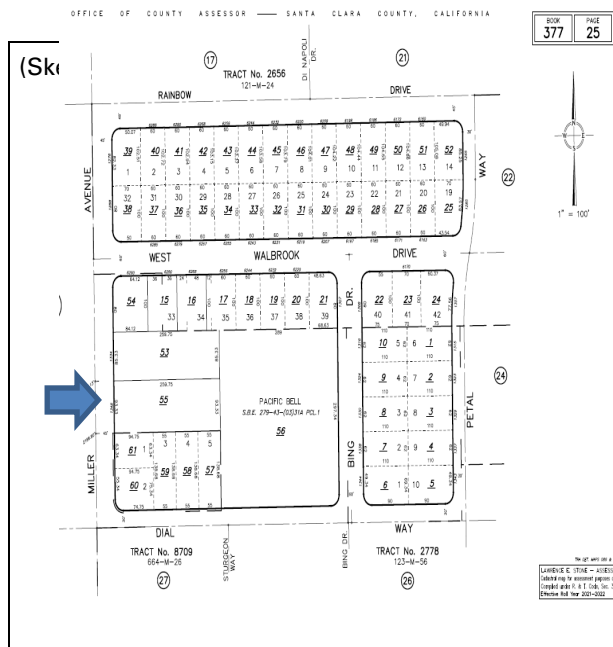
*B12. References: Primarily public records and on line research services, city directories.

B13. Remarks: This property was recently purchased together with 1334 Miller Avenue,

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation: 1/7/2022

(This space reserved for official comments.)



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Figure 1 Aerial photograph map of Miller Avenue area 1948. Arrow points to 1338 Miller Avenue.

Source; Google Earth Pro

The property was part of the Quito Ranchero subdivided by Martin Ball and again in 1951 for John and Mary A Tripoli. The property was next sold to L F Hoffman and Eugenia Hoffman.¹ In 1952 the property was sold to Harry Jaeger, a contractor. A year later he married Maude M. Gnagey and she was put on the deed.^{2 3} Harry built the subject house and several others in the immediate area. Harry is listed in the City Directories after 1940 as a carpenter who had

¹ Deed 1

² Deed 2

³ Maude Jaeger Obituary, The Courier , Waterloo Iowa, July 14 1968 page 14

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worked with his son Lynn W. Jaeger as plaster contractors in the 1920s.⁴ L.W. Construction is listed as employing Harry as a carpenter in the 1960 City Directory. The completed house was sold in 1954 to Sawataro Sasao and Yoshiko Sasao.⁵

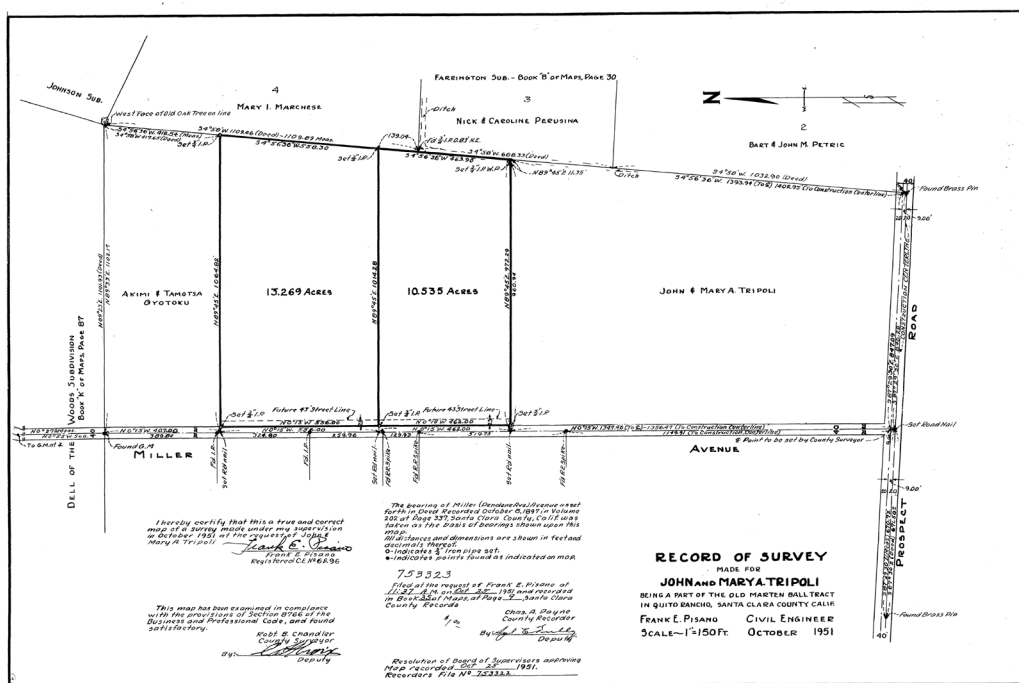


Figure 2 Recorded Subdivision Map for John and Mary Tripoli 1951

Sawataro Sasao was born in Hiroshima City Japan, February 15, 1899, and emigrated to the United States in March 1918, arriving in San Francisco on the Shinyo Maru.⁶ He immediately settled in the Santa Clara Valley and worked in agriculture. Within 3 years he was, renting land he farmed on Capitol Avenue.⁷ The 1930 U.S. Census lists him living in Gilroy and married to Yoshiko with a daughter and son. He was working working on a fruit ranch. The family purchased land and became fruit ranchers living at 800 Sunol Street in San Jose in 1938.⁸ This property was purchased by C.E. Reed Company as storage and expansion for the road repair

⁴ San Jose City Directory, 1928, page 242

⁵ Deed 3

⁶ National Archives and Records, Arriving Ships passenger lists.

⁷ 1920 U. S. Census, Sawataro Sasao- San Jose Santa Clara County California

⁸ San Jose City Directory 1938, page 597

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business (Reed & Graham Inc.).⁹ The 1941 City directory for Watsonville lists several Sasao family members including Sawarto, Yoshiko his wife and children. In 1942, he registered for military service, listing his address as Rt 2 Box132 Old Ranch Road where he worked for E.F. Driscoll on Old Ranch Road (strawberries). The family was incarcerated during WWII in Poston Arizona. After returning to Santa Clara Valley, Sawataro petitioned to become a naturalized citizen in 1945 and was granted citizenship in 1954.¹⁰ The San Jose City Directory for 1954 lists the family(wife Yoshiko and daughters Emily and Alice) living at 348 Miller Avenue and Sawataro (Sam) was a farmer. The 1970 City Directory lists the family with daughter Alice living at 348 Miller Avenue and Sawataro has become a gardener. By 1979, Sawataro has retired, and he and Yoshiko continue to live at 1348 Miller Avenue. Sawatro passed away in 1985. The property was inherited by his children with daughter Tenjyo Alice as Trustee.¹¹ T. Alice Sasao passed away in 2020, leaving the property to Emely Sasao Ando. In 2021 the property was sold to Tao Zhang 34%interest; Lun Ke, 25 % interest; Union Ave LLC, 41 % interest.¹²

Historical Context

Historical Context within the Inter-War Period, relative to the subject property:

During the Inter-War Period 1918-1945, fruit ranches, continued to be planted on land that had previously been used for grazing. Throughout the Santa Clara Valley, orchards produced the fruit that became the resource to an expanding fruit processing industry, an industry that would see the Santa Clara Valley producing 25% of the world's prunes by the 1930's.¹³ Through the Inter-War Period 1918-1945, agriculture remained the most important industry of the Valley with some ranches continuing into the era that would show great disparity between agriculture and the rising value of technology after WWII, when residential and industrial development expanded into the agricultural lands leading to the Era of Industrialization and Urbanization

⁹ https://secure.rginc.com/rg/page_aboutus.htm

¹⁰ Petition for Naturalization 105119 San Francisco District. 1945

¹¹ Deed from T. Alice Sasao to Teruyo Alice Sasao, Trustee recorded 5/18/2021 Series #1040298.

¹² Deed from Emily T. Ando Successor Trustee to Tao Zhang 34% interest; Lun Ke 25% interest; Union Ave LLC. 41% interest. recorded 5/18/2021 Series #24965470.

¹³ Iaffy, G.A., Historical Context City of San Jose Historical Resources Inventory 1992.

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1945-1991. The early twentieth century was, a time when many immigrant families came to California and in the Santa Clara Valley found that agriculture was the key to their new life. Of the many families who followed this pattern, some encountered disaster during the Great Depression and the loss of European prune markets at the beginning of WWII. IT was also during this time that those families of Japanese ancestry were removed from the west coast and sent to internment camps, often having to sell land and possessions. The economic pressure to sell land for residential, commercial or industrial use began to outweigh agricultural value in the late 1940s and by the 1990's few orchards remained.

Industrialization and Urbanization 1945-1991

The historical context directly related to the development of the subject property is the change from agriculture to technologies and the population growth that required land for residential subdivisions in the decade following WWII. The period was one of social changes. Women who became part of the war-effort work force were later less content to stay at home. Able to work outside the home or to volunteer these women made it very desirable to have two cars in each family. This was not lost on the home builders who included a forward-facing, two-car garage with most homes constructed after 1945. With more automobiles available, commercial centers were no longer tied to the bus or streetcar line; thus, they spread out along all the major roads. At the same time, changes in building safety codes required additional exiting and other modifications to second floor spaces primarily in the downtown. Without the guarantee of higher rents, many owners did not correct the deficiencies, and the upper stories, often the whole building became vacant.

In the years 1945-1960, the population of San Jose grew dramatically. City leaders launched campaigns to attract non-agricultural industries and house building led construction in the Valley. The post-war community of 95,000 in 1950 became the urban hub of 500,000 by 1975, at the same time the incorporated area of San Jose grew from 17 square miles to 120 square miles as land annexed for housing tracts, commercial centers and industrial complexes replaced orchards.

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On December 13, 1957, the City of San Jose annexed Madera No-13A that includes the subject property. Permits T94-11-083, CT94-11-081 approved the development of the property.¹⁴ The house at 1348 Miller Avenue was constructed in 1953 and sold in February 1954. The property remained in the Sasao family until 2021.

Mid-Century Ranch House Architecture.

The 1950 Centennial of California becoming a state brought a recognition of the state's history including the architecture of the ranchos that dotted California in the mid 1800's. The romanticized version of this, low horizontal form building became the Mid-century California Ranch Style with a covered porch, brick, wood, and stucco- natural materials that hearkened to the white plaster covered adobe rancho buildings. Timber and shake shingles of the earlier buildings were often included in the better examples of the style. In the mid-1950s with the bulging population, the speculative built or contractor's version became the style of thousands of homes. Very loosely relating to the rancho, these were wood frame with stucco on three sides and brick or wood veneer on the front facade. The horizontal buildings with a low-sloped roofline and composition shingles – sometimes shake shingles were constructed in residential subdivisions throughout California.¹⁵ Individually they do not represent a significant architectural style, rather the mass produced version of the style. High quality California Ranch style buildings were designed by architects and exhibit greater attention to proportions and details that extend to the other facades of the building.

Evaluation of Significance, City of San Jose Municipal Code Section # 14.48.020 (Criteria to evaluate historical and architectural significance)

A. Historical, Architectural, Cultural, Aesthetic or Engineering Interest or Value of a Historical Nature. The term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" shall mean a quality that derives from, is based upon, or related to any of the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;

The Sasao family were immigrants from Japan who worked in agriculture and

¹⁴ San Jose Permits on line- history 1334 Miller Ave.

¹⁵ Summarized from David Weingarten's Living the California Dream

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were incarcerated at Poston Arizona during WWII. Returning to Santa Clara County they purchased the subject property that included land for a small orchard. Family members lived on the until 2021.

The residential buildings do not represent an association with significant persons or events that have contributed to local, regional, state, or national history or heritage in a distinctive, significant or important way.

2. Identification as, or association with, a distinctive, significant or important work or vestige:

- a. Of an architectural style, design or method of construction;
- b. Of a master architect, builder, artist or craftsman;
- c. Of high artistic merit;
- d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
- e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
- f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.

The residential buildings on the property at 1334 Miller Avenue are not identified or associated with an important architectural work or architect. The construction and materials are not unique to a particular challenge of design or use; they are common materials used in a wood frame building construction with stucco siding. The architectural detail is the brick veneer on the front facade. This design is typical for a contractor designed, speculative house in the 1950s.

The main house, constructed in 1953-54, is a modest version of the Mid-century Ranch style with detached three car garage, that is found in many neighborhoods in San Jose. The style has broad interpretations from the fine homes on Westgate in Willow Glen to the ubiquitous contractor designed homes that filled Santa Clara Valley- of which this is one. This house is not a fine or artistic version of the style.

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3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

The house and garage at 1338 Miller Avenue are not significant to the history or architectural heritage of San Jose. During the 1950s, many fine Ranch style homes were constructed by the leading architects of the period. This property is most likely a contractor designed house and is not fine design or exemplary of the Mid-century Ranch Style. Throughout San Jose there exist many better examples of the Mid-century Ranch style.

Evaluation - California Register of Historical Resources -Criteria for Designation (listing)

Resources that qualify for listing in the CRHR are considered historic resources. The alteration or demolition of these resources would cause a significant adverse change to the environment. The criteria for listing in the CRHR are;

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.

The property at 1334 Miller Avenue is not associated with events that have made a significant contribution to broad patterns of history. The private residence is not connected to important events or patterns.

Criterion 2. Associated with the lives of persons important to local, California or national history.

The original owners, and occupants associated with the property were not found through research to have been important in local, state, 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.

The house at 1344 Miller Avenue is a common "builders" design of the Mid-century

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Ranch style, and is not distinctive architecture or method of construction or of high artistic value.

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.

The property at 1334 Miller Avenue was part of agricultural land (orchards) prior to the development of the buildings and structures. It is unlikely the land would yield important information about prehistory. However, this evaluation did not include an archaeological survey.

As described above, the property at 1334 Miller Avenue does not meet the standard of significance under any of the above criteria for City Landmark or California Register of Historic Resources. It is not a historical resource property

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- 3 Deed from T. Alice Sasao to Teruyo Alice Sasao, Trustee recorded 5/18/2021 Series #1040298.
4. Deed from Emily T. Sasao Ando Successor Trustee to Tao Zhang 34% interest; Lun Ke 25% interest ; Uion Ave LLC. 41% interest. recorded 5/18/2021 Series #24965470.

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