Appendix E3

Historic Resources Relocation Studies

Architectural
Resources Group

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Memorandum

To: Victoria Lehman
Development Manager
Lendlease

Project: San Jose, CA
Site Selection Criteria for Relocation of Identified Historic Resources

Project No.: 190519

Date: August 7, 2020

Via: Email

INTRODUCTION

At the request of Google-Lendlease, Architectural Resources Group (ARG) has prepared the following criteria for the selection of potential sites to relocate the historic resources found at 559 W. Julian Street, 563 W. Julian Street, 567 W. Julian Street, 343 N. Montgomery Street, 345 N. Montgomery Street, 580 Lorraine Avenue, and 145 S. Montgomery Street. The goal is to find potential new (receiver) sites that emulate the existing historic character setting, and use of each historic resource in order to maintain, to the greatest extent possible, the property's eligibility for local, state, and/or federal listing. To accomplish this goal, Google-Lendlease requested that ARG identify criteria for determining site compatibility.

STATE AND FEDERAL GUIDANCE

The National Park Service provides the following guidance on moving historic buildings and site selection:

> 1. …[the new site]should not compromise a structure's design integrity with a setting that is unsympathetic or incompatible with the original.
>
> 2. …[the new site should] recognize the important influence that solar orientation can have on the building's artistic and aesthetic quality.

> 3. …it is also important to consider the adjacent structures and the site. Shape, mass, and scale are critical; the relocated structure must adapt harmoniously to its new location if it is not to appear awkward or out of place.
>
> 4. …relocating a building on a particular site does not inadvertently destroy or adversely affect the historical, cultural, or archeological significance of that site. [1]

The California Office of Historic Preservation provides further guidance for moving historic resources located in California. The California State Historic Resources Commission (CSHRC) in its technical assistance series for determining eligibility for the California Register states:

> "… a moved building, structure, or object that is otherwise eligible may be listed on the California Register if it was moved to prevent demolition at is former location and if the new location is compatible with the original character and use of the historic resource. A historical resource should retain its historic features and compatibility in orientation, setting, and general environment."[2]

SELECTION CRITERIA

State and federal guidance point to characteristics and features found in surrounding neighborhood contexts, specific site requirements, and a building's relationship to the public realm that can be used as criteria to determine the appropriateness of a receiver site. Additional criteria to narrow the search includes the dimensional qualities of minimum lot size, lot width, and lot orientation that a receiver site must possess to accommodate the historic resource and provide for siting that reflects its historic location. The relationship of the building to the public realm including adjacency to the public right of way, specific setbacks from the street, and its relationship to public open space further refines site selection compatibility.

The physical characteristics form a set of six (6) criteria for site evaluation and selection. For a receiver site to be compatible with, and maintain the integrity of, the historic resource, a receiver site should ideally meet all these criteria. Because all sites possess unique qualities that may not be found elsewhere, the goal should be to find sites that meet as many of the conditions set out in the *Site Selection Criteria for Relocation of Identified Historic Resources* table below. The following describes each criterion in the table and its application.

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[1] Curtis, John Obed, "Moving Historic Buildings", U.S. Department of the Interior, Heritage Conservation and Recreation Service, Technical Preservation Services Division, Washington, D.C. 1979, 32.

[2] 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), https://ohp.parks.ca.gov/pages/1069/files/technical%20assistance%20bulletin%206%202011%20update.pdf, page 3.

1. Neighborhood Context and Appropriate Zoning: Surrounding properties should possess buildings and structures of similar size, scale, massing, architectural style, and similar period of development. Potential receiver sites should be zoned to permit the historic use.

2. Lot Size: Lot size is determined by the original site's dimensions or in the case of a large site, the size that reasonably accommodates the historic building, setbacks, and circulation. The Lot Size column specifies the width and minimum depth a receiver site must have to qualify.

3. Lot Orientation: Historic resources should be relocated on lots which have the same compass orientation as the original site. This column specifies the compass direction that the front facade must face.

4. Adjacency to A Public Right of Way: Properties should be selected that reflect the resource's relationship to the public realm. The historic development of each of the properties assessed were developed on lots that adjoined public streets and alleys. Therefore, flag lots or siting of buildings away from public street or alleys would not comply. This column specifies which façade should face a public right of way.

5. Setbacks & Building Placement on the Lot: A receiver site should possess sufficient depth to place the historic resource at or near its original front setback. The dimension specified reflects the setback found at the original site and the receiver site should be deep enough to accommodate placement of the building in this location.

6. Relationship of Building to Public Open Space: Where noted in this column, some historic resources are adjacent to more than one public street or alley, or one or more building facades are adjacent to open space. This column identifies if a corner lot is required and its orientation (compass direction). This column also notes if a specific façade should be oriented toward open space. For this assessment open space is characterized by land that may contain driveways, parking areas, landscaped areas, or unimproved land.

Additional Considerations

Historic resources significant as a grouping such as 559, 563, and 567 West Julian Street, which share a similar history, use, and architectural style should be retained as a grouping to maintain historical significance and eligibility for listing as a historic resource. Also, 343 and 345 N. Montgomery share a similar history, use, setting, and architectural style; as such, consideration should be given to placing these two buildings adjacent to each other, if possible.

SITE SELECTION CRITERIA FOR RELOCATION OF IDENTIFIED HISTORIC RESOURCES

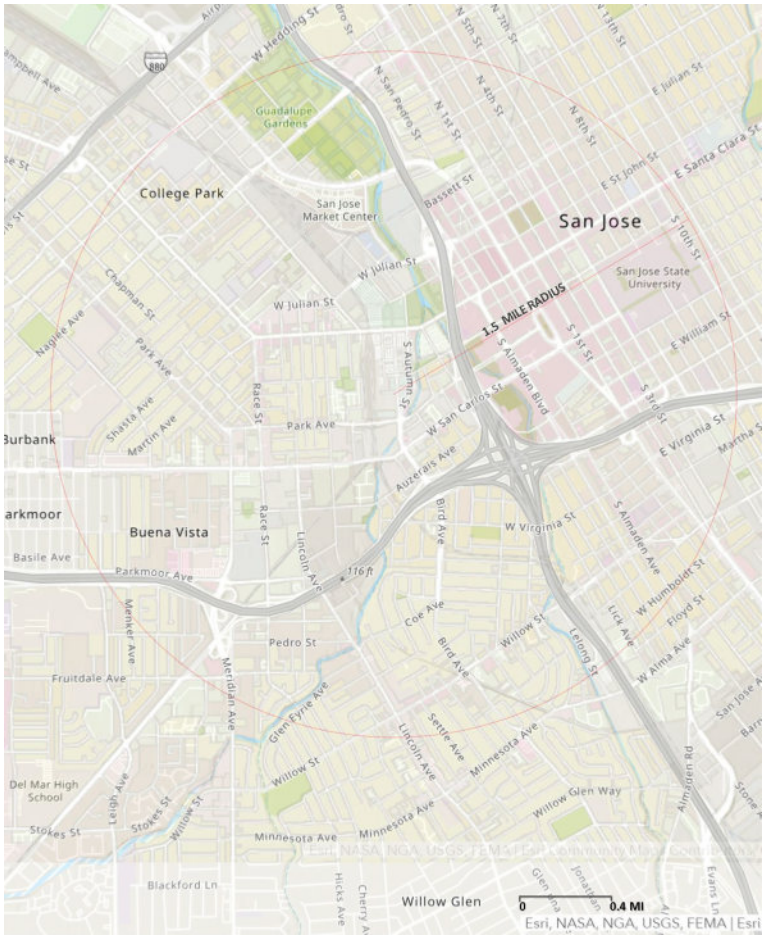
PROPERTY DESCRIPTION		SITE SELECTION CRITERIA						ADDITIONAL CONSIDERTATIONS
APN	Address	Neighborhood Context & Zoning	Lot Size	Lot Orientation	Adjacency to Public Right of Way	Setbacks & Building Placement on Lot	Relationship of Building to Public Open Space	
259-27-009	559 W. Julian Street	Late 19th Cent. 1-2 Story Wood Framed Buildings in Single Family Residential Zone	50'x120'	South Facing	South Façade	20' Front Setback	None	Relocate 559,563, 567 adjacent to each other on 150' wide lot to preserve significance/cohesion of grouping
259-27-009	563 W. Julian Street	Late 19th Cent. 1-2 Story Wood Framed Buildings in Single Family Residential Zone	50'x120'	South Facing	South Façade	20' Front Setback	None	Relocate 559,563, 567 adjacent to each other on 150' wide lot to preserve significance/cohesion of grouping
259-27-009	567 W. Julian Street	Late 19th Cent. 1-2 Story Wood Framed Buildings in Single Family Residential Zone	50'x120'	South Facing	South Façade	20' Front Setback	None	Relocate 559,563, 567 adjacent to each other on 150' wide lot to preserve significance/cohesion of grouping
259-27-014	343 N. Montgomery Street	Mid 20th Cent. 1-2 Story Buildings in Light Industrial, Warehouse or Commercial Retail Zone	80'x100'	East Facing	East Façade	Front on Property Line	Open Space Adjacent to North Façade	Consider relocating 343 and 345 N. Montgomery adjacent to each other

SITE SELECTION CRITERIA FOR RELOCATION OF IDENTIFIED HISTORIC RESOURCES

PROPERTY DESCRIPTION		SITE SELECTION CRITERIA						ADDITIONAL CONSIDERTATIONS
APN	Address	Neighborhood Context & Zoning	Lot Size	Lot Orientation	Adjacency to Public Right of Way	Setbacks & Building Placement on Lot	Relationship of Building to Public Open Space	
259-27-015	345 N. Montgomery Street	Mid 20th Cent. 1-2 Story Buildings in Light Industrial, Warehouse or Commercial Retail Zone	60'x100'	East Facing	East Façade	Front on Property Line	None	Consider relocating 343 and 345 N. Montgomery adjacent to each other
259-47-040	580 Lorraine Avenue	20th Cent. 1-3 Story Buildings in Commercial Office/Retail Zone	100'x200'	North Facing	North & West Façade	20' Front Setback	Locate on a corner lot	
261-35-027	145 S. Montgomery (Sunlite Baking Co.)	20th Cent. 1-2 Story Buildings in Light Industrial, Warehouse Zone	150'x150'	East Facing	North and East Façade	15' Front	Locate on a corner lot	

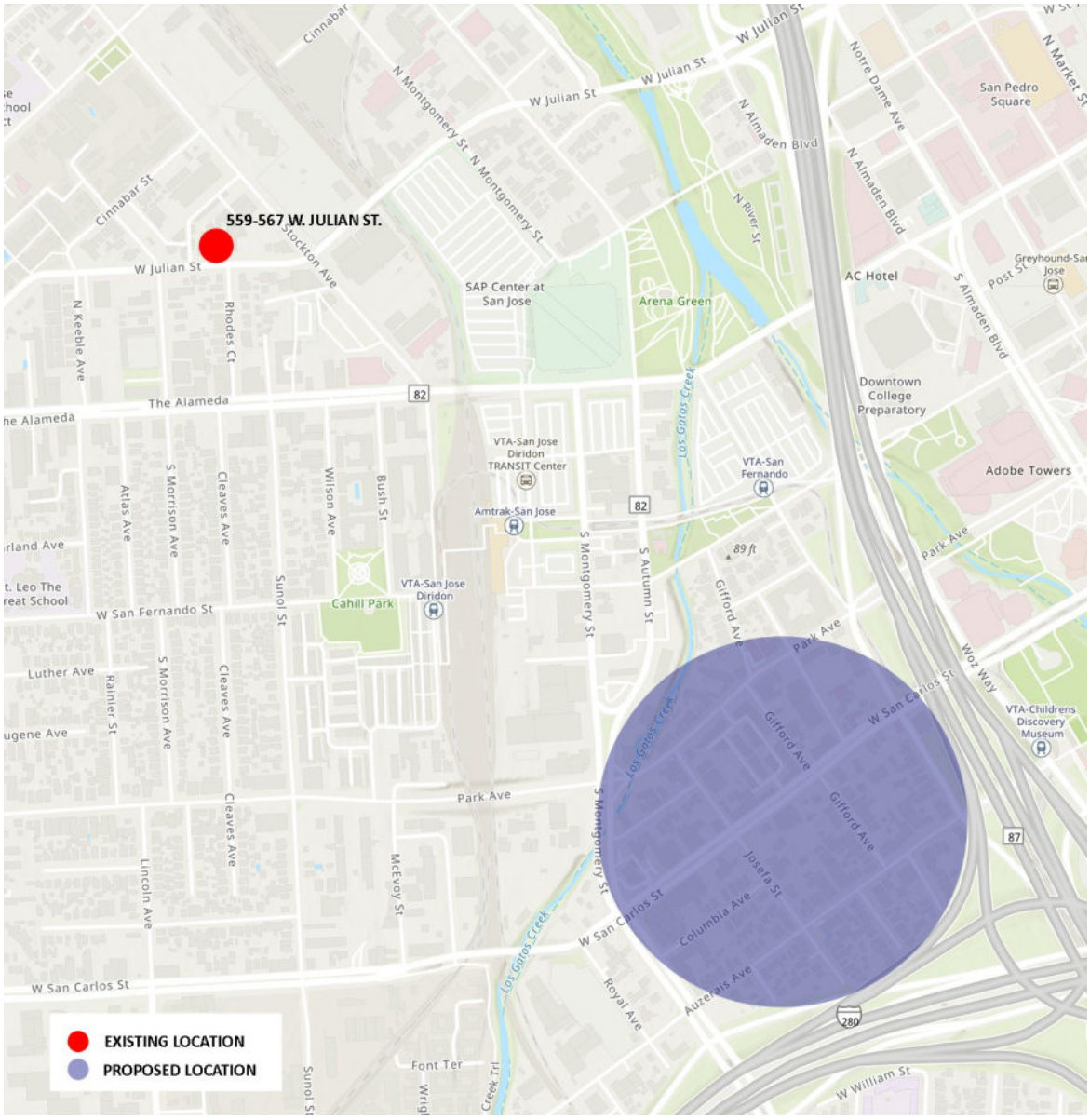
WEB BASED SEARCH USING SITE SELECTION CRITERIA

ARG conducted a preliminary, desktop review of potential receiver sites within a 1 - 1.5-mile distance from each of the historic properties evaluated for relocation. ARG's search identified potential location zones for five (5) of the seven (7) historic resources. The following describes the potential receiver site zones, which are generally consistent with the neighborhood context described above for each property and is anticipated to include lots that meet other lot, adjacency, and orientation criteria. Because the timing of any potential relocation has not been determined, it would be speculative to identify specific, available lots at this time.



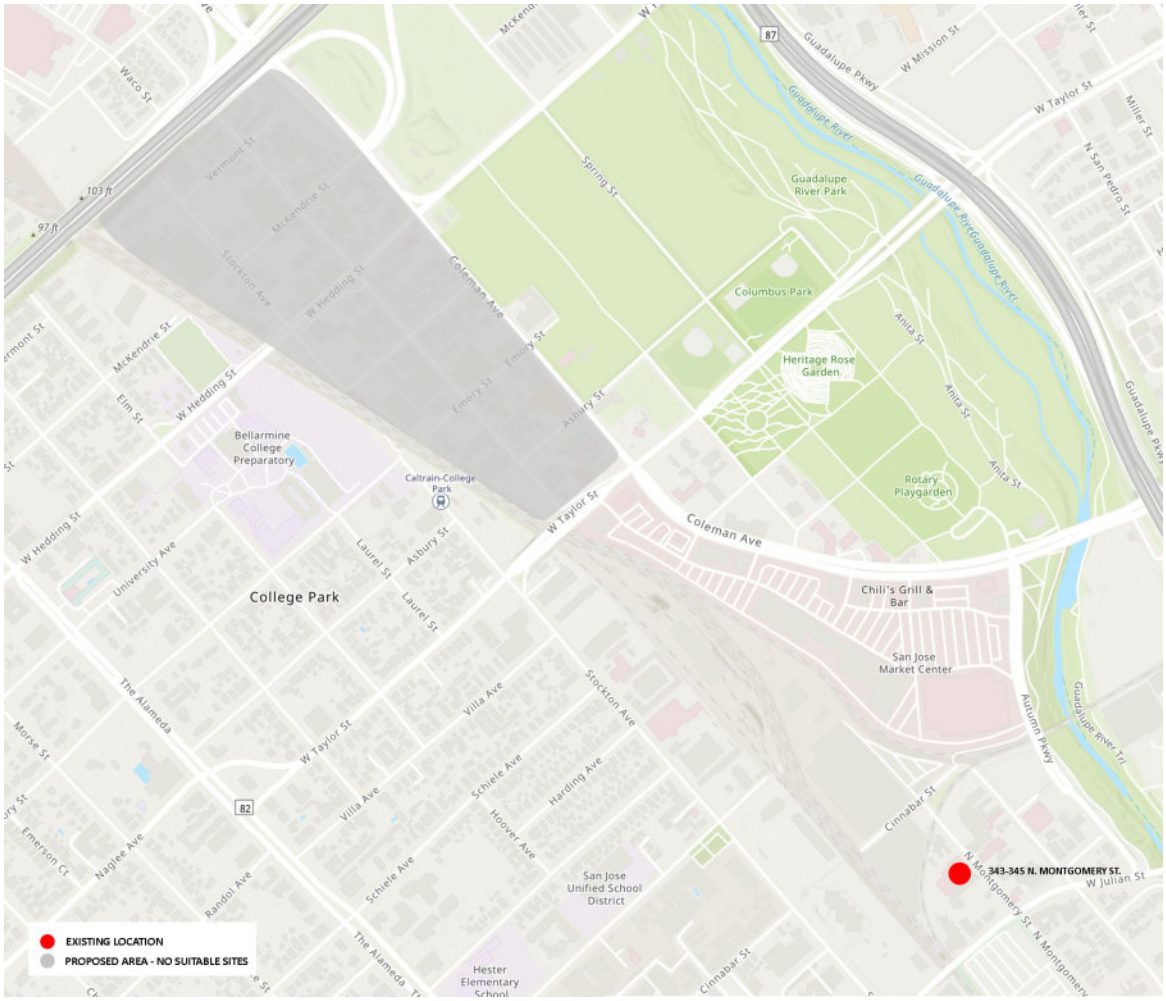
NOTE: The assessment is intended as a preliminary evaluation to aid in the analysis of historic resources relating to the development of the Downtown West Mixed-Use Project. ARG is not a professional real estate specialist and does not represent that the zones noted below will meet all the identified site selection criteria and required zoning at the time of relocation. A detailed search would need to be conducted by a qualified real estate professional, at the time any individual resource is proposed for demolition and based on properties then available, using the search criteria provided in this document. Additionally, the feasibility of relocation to any specific location should be determined based on consideration of the potential for loss of historic materials due to dismantling and moving, the costs of moving due to impacts to utility and city services, and traffic interruption along routes of travel securing nearby sites.

559 – 567 W. Julian Street



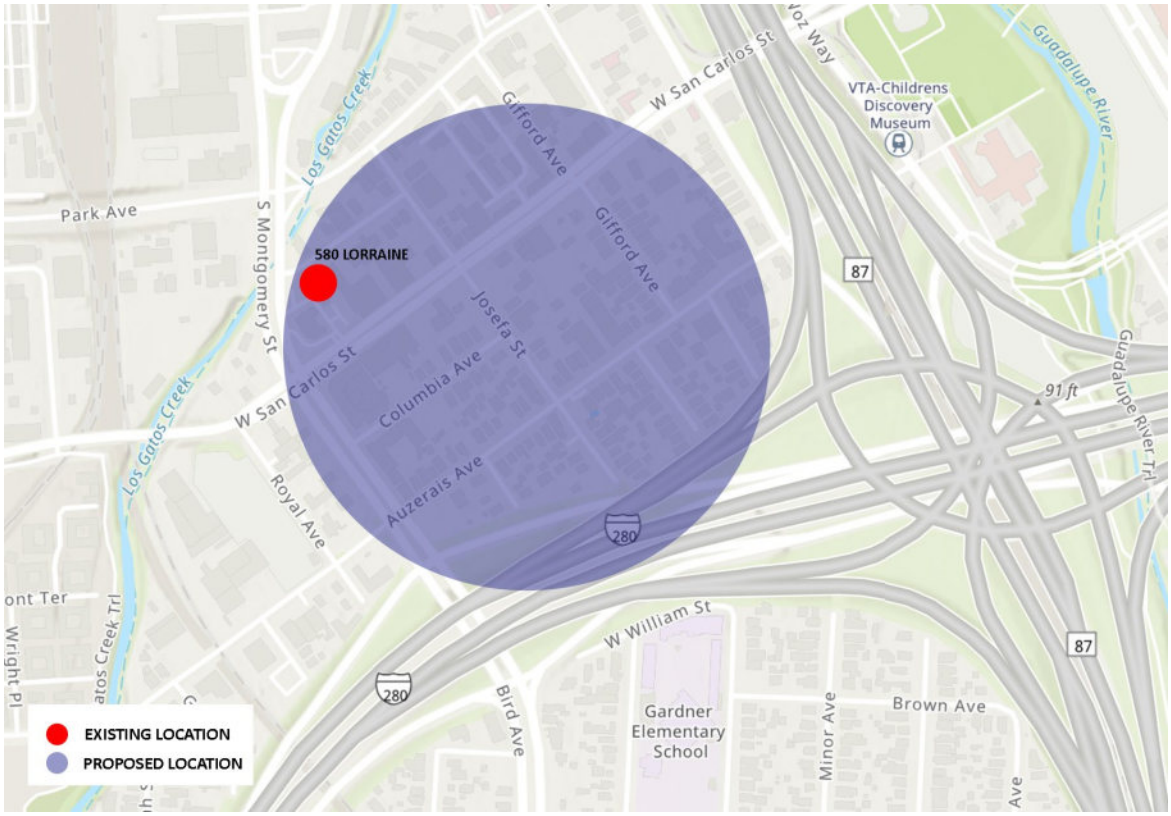
There are vacant/underutilized parcels located at the **southern end of the Lakehouse Historic District**. The neighborhood context of the historic district is compatible in architectural style, period, construction type, and materials. The lots, while smaller, if joined, could provide sufficient room for the three W. Julian Street residences. Not all properties have the same compass orientation but can provide sufficient area to meet the required front setback.

343-345 N. Montgomery Street



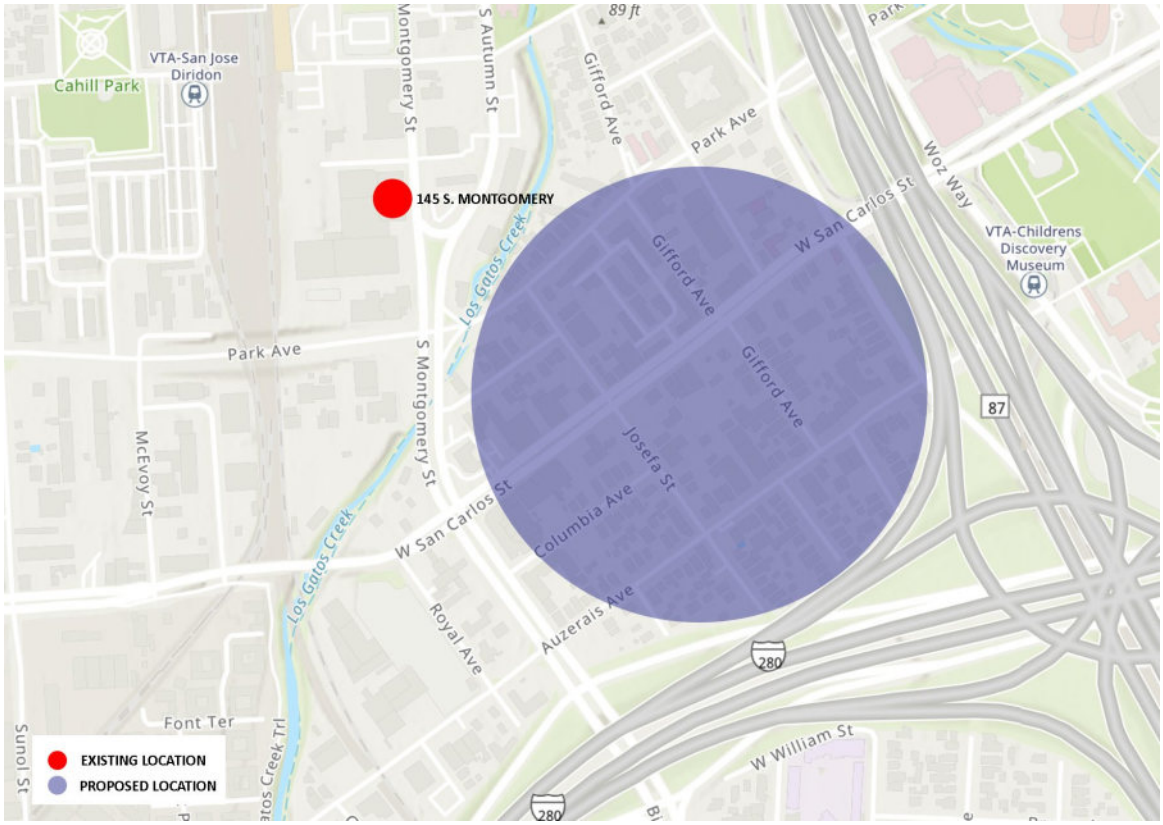
A site for the two (2) adjacent warehouse buildings located at 343-345 N. Montgomery could not be identified that met the established criteria. The conversion of light and heavy industrial zoning for commercial and residential uses within the 1.5-mile radius has all but eliminated a suitable neighborhood context containing buildings of similar period of construction or shared architectural style for placement of these buildings. One site initially thought to be appropriate located at the northeast of the intersection of Taylor and Stockton Streets appeared to be promising, but on further investigation it is railroad right of way property.

580 Lorraine Avenue



Vacant property providing the same siting on a corner lot with north and west side adjacency to public streets around Auzerais and Bird Avenues. A site in this area zoned for commercial use of this mid-century modern resource, providing the same building orientation, similar setbacks, and open area could be maintained. The adjacent properties in this area are of similar architectural scale and character as the existing neighborhood context.

145 S. Montgomery



Properties located southwest of **Delmas Street and Park Avenue** maybe appropriate in size and orientation to accept the main building of the Sunlite Bakery. There appears to be areas of open land that could provide the potential to incorporate 145 S. Montgomery into new commercial development. The neighborhood context is a mixture of 20th century one-story commercial buildings to the west and multi-family housing to the north. If located at a corner, the historic resource would maintain north and south adjacency to public streets, and the same front setback.

GARDEN CITY CONSTRUCTION

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August 7th, 2020

Google Inc.
1212 Bordeaux Drive
Sunnyvale, CA 94089

Attn: Mr. Bhavesh Parikh

RE: Downtown West Mixed Use Plan – 40 South Montgomery – Kearny Pattern Works Move Feasibility

Dear Mr. Parikh:

We have been asked to provide an opinion if the historic resource in the period of significance (1922,1932,1948)shown below at 40 South Montgomery and as identified by Architectural Resources Group can be relocated thirty feet directly south.

THE MOST INTERESTING JOBS IN THE BAY AREA

We had visited the site twice on the first week of July once looking at the exterior and once at the interior. The building has been modified over time and we noticed several failing trusses that have been shored, likely lead paint is present, typical dryrot, and so forth exists. We also noticed a brick wall south of the northeast corner in an L-shape that totals approximately thirty feet.

Other than the brick wall, the building is lightweight and although it is a hodge-podge of construction types, there is no doubt that that it can be moved at least thirty feet in not more than three sections and possibly in its entirety which will be determined upon a full investigation. Prior to the move lead paint would require abatement, the surrounding buildings carefully disconnected and demolished to their slabs, any structural deficiencies corrected, and the building stabilized for the move.

The structure will take approximately one month to move after the hazmat work is completed and the neighboring buildings are removed and the site prepared.

It has not been decided if existing slabs would be utilized to set the building on but that is not likely. It may be that we crib the structure in the air enabling the foundation to be constructed underneath it then subsequently lower it into place.

I trust this information meets with your satisfaction. If there is additional information required please have your representative contact me at your convenience.

Sincere regards,

James A. (Jim) Salata

References and Misc. Information

References used for this report:

Architectural Resources Group Historic Resource Assessment Draft # 3 March 20th 2020.

Author:

James A. Salata President Garden City Construction

Qualifications:

Over 35 years' experience in adaptive reuse, historic renovation, and value add construction.

1993-1997 City of San Jose Landmarks Commissioner/Chair

Member Hayes Mansion Task Force

Former Development Committee Member History San Jose

Former Member SPUR San Jose

Awards & Miscellaneous

1995 Recipient of AIA Merit Award with Jerome King Architect office of Garden City Construction Adaptive Reuse Commercial

1996 AIA Presidents Award

2002 Jim Tucker Award Small Business of the Year

2008 City of San Jose Commendation for Historic Preservation

2003-2010 Recipient of two Golden Nugget Awards for Commercial Building Restoration/Adaptive Reuse Jose Theatre and former Packard Dealership The Alameda

2010 Jim Tucker Award

2012 Don Goldeen Award

GARDEN CITY CONSTRUCTION

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"Think Green Build Green"™

June 29th 2020

Google Inc.
1212 Bordeaux Drive
Sunnyvale, CA 94089

Attn: Mr. Bhavesh Parikh

RE: Downtown West Mixed Use Plan - Historic Resource Move Feasibility

Dear Mr. Parikh:

We have been contracted with the firm of David J. Powers to address the feasibility of moving seven historic resources identified by Architectural Resources Group in their March 20th 2020 Historic Resource Assessment Draft # 3. The report is a part of the EIR for your Downtown West Project. The identified structures are assumed to be relocated to an unidentified offsite location.

This exercise describes the general methodology how to move the structures and the nuances to prepare them to do so. Depending on the structural make up and size of the building, relocation at times may be very invasive to the structures themselves which we have attempted to demonstrate herein. The subject properties are listed below. I have visited the sites on numerous occasions; March 19th, April 15th, May 1st, and May 5th and have been inside each structure.

1010 South First Street, San Jose, CA 95110 Tel: 408.289.8807 Fax: 408.289.8523 www.gardencityconstruction.com License #605072

Specific receiver sites have not been identified and are not a part of this exercise. Identification of receiver sites will significantly affect the means, methods, and eventual feasibility of moving structures particularly for example in the case of 580 Loraine Avenue which is 24’ tall at its peak and irregular in shape and 145 South Montgomery given its size. A survey to develop travel routes for each receiver site must be undertaken for any of the resources. The survey would record at a minimum: the width of street, street lamp and signal arm heights, the height of overhead utilities that may require either lifting or temporary removal, or so forth. It is important to note that freeway overpasses such at Highways 280 and 87 will further complicate any move if the receiver site does not have an alternate route. For example, the clear height at the 280 & South First Street overpass is 20’2” and as noted the peak of 580 Lorraine is 24’ not including move equipment.

Historic Resources Identified by ARG

- 145 South Montgomery Street (APN 261-35-027)
- 559, 563, and 567 West Julian Street (APN 259-27-009)
- 343 North Montgomery Street (APN 259-27-014)
- 345 North Montgomery Street (APN 259-27-015)
- 580 Lorraine Avenue (APN 259-47-040)

145 South Montgomery

For this exercise we are assuming the portion of the historic resource of 145 South Montgomery to be relocated is the original building constructed in 1936. It is an 18,000 s.f. board-formed concrete structure with a truss roof. The building is in good condition. The concrete walls show signs of aging on the exterior with notable cracks. On April 15th had the opportunity to climb above the office area and observed that a seismic retrofit was performed fairly recently. Asbestos containing materials were noticed on duct wrap and floor tile.

145 South Montgomery Figure 1

The building is too large to move offsite in one piece, therefore if it were to be moved in its entirety it would require deconstruction of the roof structure and vertical cuts dicing walls into manageable sections. The dimensions of the building are 100’ deep and 180’ of frontage. At the southern end there is a small addition which should be removed as it is not identified as part of the resource. For the purposes of this exercise let’s assume that we would take the entire structure offsite in sections. It would be prudent; wherever possible, to develop cut lines that limit disturbance of historic fabric.

The construction of the building presets several logical cut lines particularly at the façade. However the sections on either side of the entry are 33’ long and the end panels 50’ long making transport difficult. The arrows below denote probable cut lines.

145 S. Montgomery East Façade Figure 2

145 South Montgomery Figure 3

North Wall 50’ Section Cut Lines Vertical & Horizontal

⇦ 50’ ⇨

145 South Montgomery Figure 4 Roof Trusses

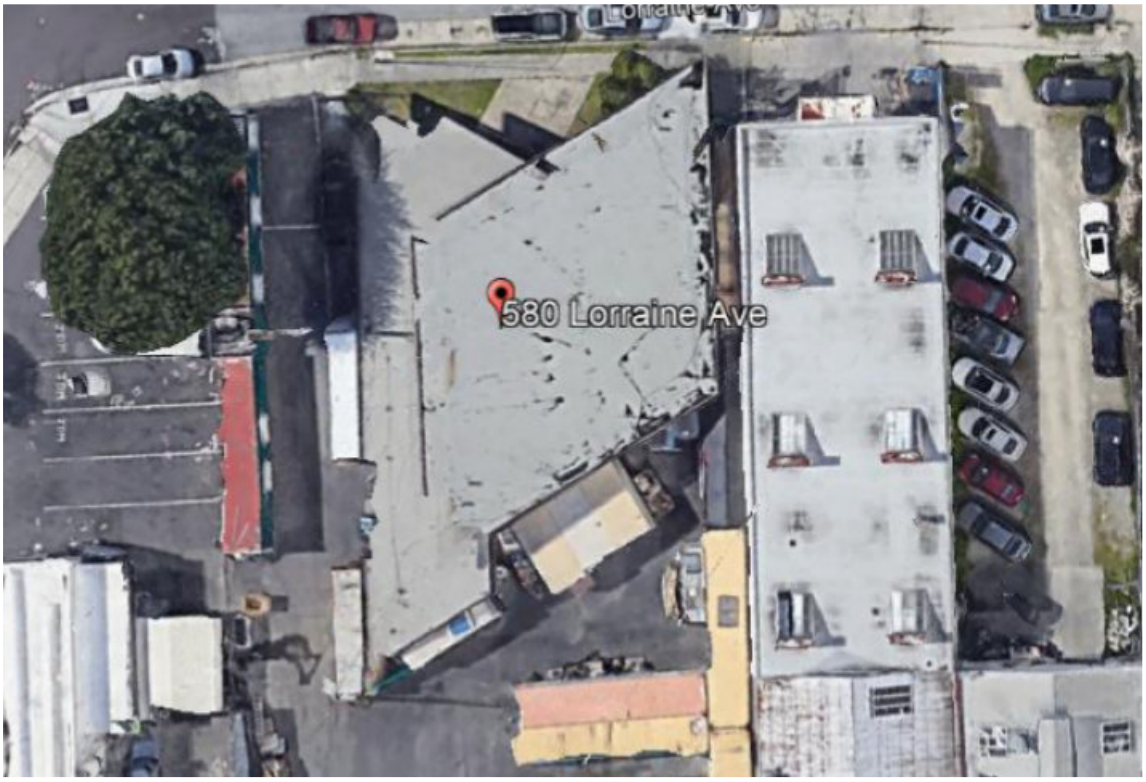
If one were to contemplate moving the building the sequencing would be as follows:

a. Core and rebar testing of concrete walls
b. Engineer a plan to support the sections for the move
c. Abatement of hazardous materials typically; lead, asbestos, PCB's. Fluorescent tubes, Mercury stats, etc.
d. Interior Soft demolition and tear off roof membrane
e. Disconnect and demolish non-historic additions down to slab
f. Shore all walls
g. Provide a roof framing plan and number all members for reconstruction
h. Remove sheathing, purlins, trusses, posts -stack and band
i. Saw cut wall sections and prepare for transport
j. Coordinate with utility companies, DOT and Public Works
k. Transport to receiver location
l. Reconstruct at receiver site

In the course of deconstruction it is inevitable that there will be damage of sheathing, trusses, and other members that are nailed together i.e. splitting and splintering.

In Conclusion: The subject building may be able to be moved depending on the receiver site location by dismantling the roof structure and cutting the concrete walls into sections. Depending on obstructions on the travel route to the receiver site, additional cutting of walls could be required. It is possible that the wall heights and transport equipment could render the walls to tall to transport vertically. Therefore the walls would require structural support enabling them to be laid on their sides, (not a preferred option) or a horizontal cut made to decrease the height. This cut will certainly be intrusive to historic fabric. The deconstruction of the roof structure is labor intensive and will likely result in damage of the roof sheathing and other members particularly if the sheathing is blind nailed or dry from age.

580 Lorraine Figure 1



The 580 Lorraine Avenue structure was built in two sections at different heights. The Hall portion of the building peaks at 24’ and the Office portion 13’6’. The walls are constructed of three types of masonry block in a stacked bond. The building is in good condition and looks nearly untouched since it was built with the exception of the storefront and the addition of a mezzanine. The high portion of the building is constructed with 8″x12″x16″ split face block. There are concrete pilasters at

intervals that support the roof beams. (See Figure 2) The main building is in the shape of a parallelogram as is the roof which slopes in a plane to the east the peak being at approximately 24’. A wood framed mezzanine level was installed at an unknown period but has not affected the integrity of the resource and can be removed. The end walls of the lower portion of the building are constructed of 8”x8”x12” grey block with the face turned opposite of the way it normally would be laid. (See Figure 3) This leads us to suspect that reinforcing is scant and the walls not stable which would be determined by testing. Testing would include rebar scans, and core tests to determine if cells are filled. The office portion has a shed roof which is irregular in shape, is 13’6” at its highest point and 8’6” at the lowest. The Office portion of the building utilizes the high portions west wall as its rear wall. In other words it is planted against the high portion. In other words the Office portion of the building does not have a separate rear wall.

580 Lorraine Figure 2

580 Lorraine Figure 3

580 Lorraine Figure 4

The window wall on the west side of the building is clad with reddish Monarch sized brick below the windows in the stacked bond pattern double wide which suggests a cavity wall. We

noticed rot in certain portions of the eaves. The windows are wooden.

Moving 580 Lorraine

Moving the structure will be difficult because of its irregularities and construction make up. The block is likely unstable out of plane and if so will require significant bracing. The Office portion of the building has no rear wall, therefore if you were to move it in sections you would have to build a wall to brace it in the shape of a rectangle. Or, you could take the end walls as units and dice the window wall into sections. (See arrow Figure 4)

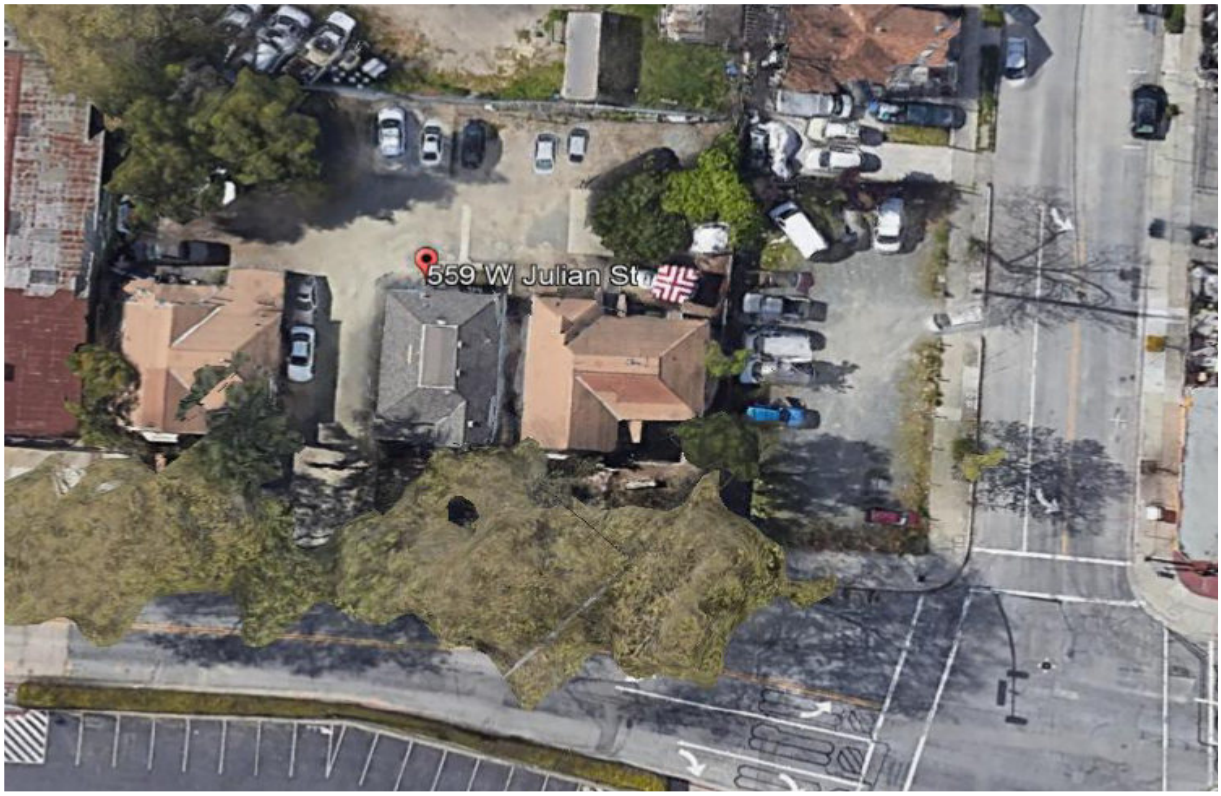
The Hall portion of the structure is even more problematic. Because of the height of the structure not only would you have to cut the building vertically, (See Large Arrow Figure 2) but also horizontally (See Small Arrow Figure 2) to shorten the height of the walls for transport to reduce the amount of utility and other relocations. The likely cut point is at the ends of the walls and at the concrete pilasters. The block at the ends of the walls that is laced will likely be compromised and already show damage. If possible the cuts should be made in existing mortar joints to limit damage to historic fabric.

If one were to contemplate moving the building the sequencing would be as follows:

a. Core and provide extensive rebar testing of concrete block walls
b. Disconnection of all utilities
c. Abatement of hazardous materials if any
d. Interior Soft demolition including Mezzanine
e. Shore/Brace all walls both portions of building
f. Provide a roof framing plan and number all members for reconstruction
g. Tear off roof membrane
h. Remove sheathing, purlins, trusses, posts -stack and band
i. Disconnect ledger
j. Saw cut wall sections and prepare for transport
k. Coordinate with utility companies, DOT, Public Works
l. Transport to receiver location
m. Remove roof tall section
n. Make horizontal sawcut and remove upper portions of wall
o. Perform final horizontal and vertical cuts
p. Reconstruct on new foundation and slab

In Conclusion: The subject building could potentially be relocated by removing the roof structure in sections, bracing and cutting the walls both vertically and horizontally into manageable pieces. Since we suspect the walls have limited rebar it will be difficult to control damage without extensive bracing of the walls before transport. Cutting will greatly affect historic fabric and overall 580 Lorraine does not appear to be a good candidate for a move.

559, 563, & 567 West Julian Street Figure 1



The Historic Resources at West Julian Street are all wood framed structures with crawl spaces under them and are in varying degrees of poor condition. The interiors have been modernized in a cheap fashion into multiple units and will require complete gutting. The majority of interior historic fabric is missing. Two of the houses have non-historic appendages which should be removed. Certainly Lead paint and likely asbestos are present. These houses can be moved by a traditional house mover on standard equipment. The widest house is at 559 W. Julian Street (See Figure 4) at 45’. Depending on the receiver site location, it is possible that the roof structures may need to be removed to reduce the cost of moving utility lines or to make it under

overpasses. This is not unusual. If perhaps the roads to the receiver sites are narrow, removing sections of the structures becomes more complex and damage to historic fabric more likely.

567 West Julian Figure 2

If one were to contemplate moving the buildings the sequencing would be as follows for either of them:

a. Abate hazardous materials notably lead paint
b. Remove non-historic appendages
c. Gut interiors
d. Remove or support porches
e. Remove bulkhead siding
f. Demolish any brick flues or chimneys
g. Install shoring, cribbing, and raise
h. Coordinate with utility companies, DOT, and Public Works
i. Install dollies and transport to receiver site

In Conclusion: Although these houses are in poor condition and missing historic elements, they can be reasonably transported to a new site depending on the location.

563 W. Julian Figure 3

559 W. Julian Figure 4

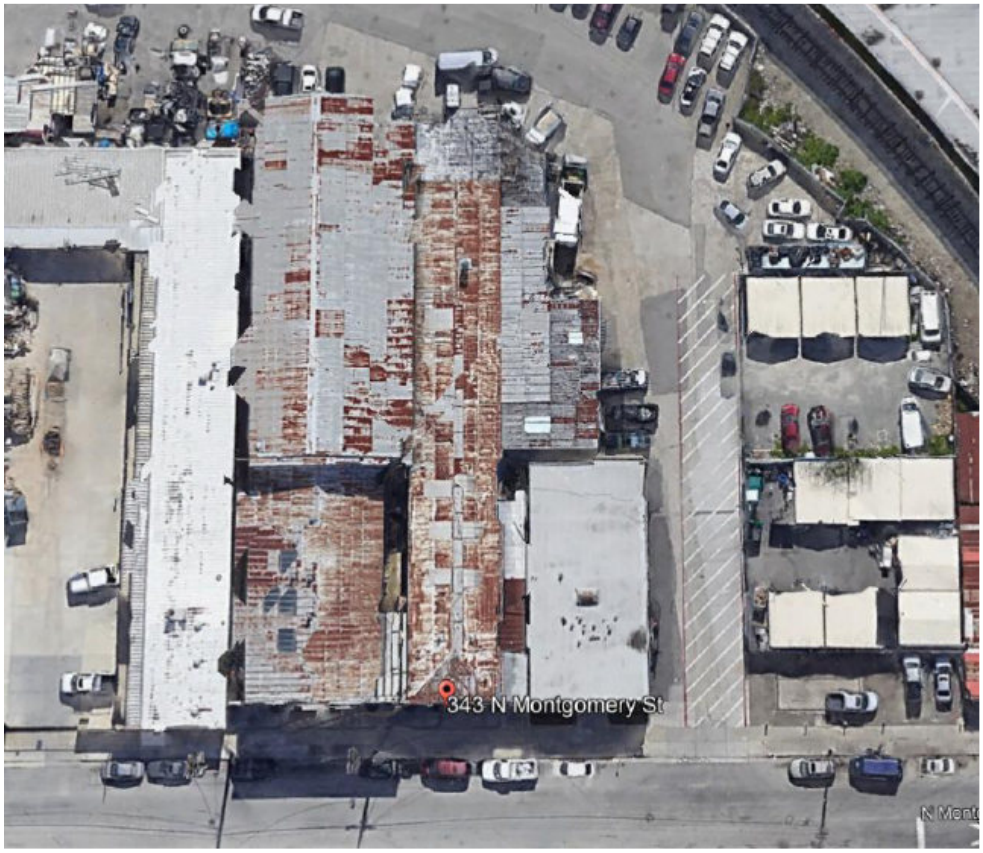
343 North Montgomery Figure 1

The 343 North Montgomery Street building is 31’ Wide, 20’6” Tall and 206’ in length. The structure is clad with tin siding and tin roofing. The façade is plaster as shown above. There is an interior office with a storage mezzanine on top of it. (See Figure 3) The building’s Warehouse portion of the structure is constructed of wood posts and trusses on the eastern side then the framing switches to steel trusses with overhead crane rails attached on each end running the length of the building. (See Figures 3,4,6) There is a circa 1949 non-historic addition planted on the north side of the structure which should be removed as it does not fit architecturally and will complicate a move. The building is in fair condition although the tin on the roof is rusted (See Figure 2) however the façade and offices are in good condition. If one were to contemplate moving the structure the likely scenario would be to disconnect the office mezzanine area to the nearest truss and move that portion as a separate section and then brace all posts down to the concrete

slab. Next you would number, stack and band all tin siding and roofing, remove crane rails, remove trusses, possibility remove sections of wall framing in modular fashion and reconstruct at another location. As it stands the building does not meet any energy or seismic codes and it should be assumed reconstructing it would likely require a seismic retrofit including added framing and plywood on the roof and walls, and energy upgrades at a minimum which would change the look of the building primarily on the interior. There will likely be damage to building Warehouse elements on the course of dismantling.

In Conclusion: The front office portion of 343 North Montgomery could be disconnected from the Warehouse section and moved rather easily in one piece depending on the receiver site. The warehouse portion of the building could be moved by completely dismantling it and reconstructing it elsewhere. There will be a tremendous amount of labor for this endeavor given the myriad of pieces of tin siding, roofing, trusses, wall framing and so forth which will certainly result in damage as noted above. The tin is not practical for reuse as it will be full of holes and as noted is rusted. Please note in figure six that the window glass appears to have been replaced with green fiberglass panels and will be an expensive proposition to replace. The condition of the sash is unknown. The move of the warehouse portion of the building is potentially feasible but practically does not make sense particularly because the historic portion of the building appears to be the Streamlined façade attached to the office. The reconstruction is complicated by the factors noted in the paragraph above. Although the Office portion of the building could be a good candidate for a move depending on the receiver site, the Warehouse portion is not.

343 – 345 North Montgomery Figure 2



343 North Montgomery Figure 3

343 North Montgomery Figure 4

343 North Montgomery Figure 5

343 North Montgomery Figure 6

345 North Montgomery Figure 1

345 North Montgomery is a wood framed building with a flat roof which is 40’ wide, 80’long, and 17’ high. The majority of the building’s interior is clad with lap siding. The façade is clad with plaster in good condition as are the widows shown above. The north, west, and partially on the south side of the building are clad with T-1-11 siding which is ***NOT*** original. The exterior of the building was originally clad with lap siding as you can see in Figure 3. In order to move the structure it is likely that it would be cut into two- 20’x40’ pieces and moved with traditional moving equipment.

In Conclusion: 345 North Montgomery is only 17’ tall and can be cut into manageable sections making a move feasible depending on the receiver site.

345 North Montgomery Figure 2

345 North Montgomery Figure 3

References and Misc. Information

References used for this report:

Architectural Resources Group Historic Resource Assessment Draft # 3 March 20th 2020.

Author:

James A. Salata President Garden City Construction

Qualifications:

Over 35 years' experience in adaptive reuse, historic renovation, and value add construction.

1993-1997 City of San Jose Landmarks Commissioner/Chair

Member Hayes Mansion Task Force

Former Development Committee Member History San Jose

Former Member SPUR San Jose

Awards & Miscellaneous

1995 Recipient of AIA Merit Award with Jerome King Architect office of Garden City Construction Adaptive Reuse Commercial

1996 AIA Presidents Award

2002 Jim Tucker Award Small Business of the Year

2008 City of San Jose Commendation for Historic Preservation

2003-2010 Recipient of two Golden Nugget Awards for Commercial Building Restoration/Adaptive Reuse Jose Theatre and former Packard Dealership The Alameda

2010 Jim Tucker Award

2012 Don Goldeen Award