

APPENDIX B

Historic Resources Evaluation

September 6, 2019

51-65 Notre Dame Avenue
San Jose, California

Historic Resources Evaluation - DRAFT

INTRODUCTION

David J. Powers & Associates has requested TreanorHL's assistance in evaluating the site located at 51 and 65 Notre Dame Avenue in San Jose (APNs 259-35-026, -027, -032, and -033). These parcels have not been identified on any city or county historic resources inventory. Two attached one-story buildings are located at the southeast corner of the subject parcels: 51 Notre Dame Avenue to the south and 65 Notre Dame Avenue to the north. This report is an evaluation of the properties' potential eligibility to be individually listed in the California Register of Historical Resources (CRHR) and as local landmarks.

99 Notre Dame Avenue, which is located approximately 125 feet north of the subject property, is listed on the *San Jose Historic Resources Inventory*. Constructed in 1949, this Moderne style building is listed as a City Landmark Site/Structure and as individually eligible for the National Register and California Register. The building was found significant for the Industrialization and Suburbanization period (1945-present) under Manufacturing and Industry theme.¹

SUMMARY OF FINDINGS

Upon completion of the survey and archival work, the buildings at 51 and 65 Notre Dame Avenue do not appear individually eligible for listing on the CRHR or as a San Jose City Landmark as buildings were not found to possess sufficient historical significance.

METHODOLOGY

TreanorHL conducted a site visit on August 29, 2019 to evaluate the existing conditions, historic features, and architectural significance of the property. Additionally, we conducted archival research on the general history of the area using Sanborn Fire Insurance Maps, San Jose City Directories, aerial photographs, historical photographs and newspaper articles, as well as historical references found at San Jose Public Library California Room, Santa Clara County Assessor's Office, and online repositories.

This report includes:

- Property Description
- Site History
- Historic Context
- Architect/Builder
- Occupancy History
- Regulatory Framework
- Evaluation of Historic Significance

¹ *City of San Jose Historic Resources Inventory*, February 8, 2016, <http://www.sanjoseca.gov/DocumentCenter/View/35475> (accessed September 3, 2019); PAST Consultants, LLC, *San José Modernism Historic Context Statement*, June 2009, page 106.



- Bibliography
- Appendix

PROPERTY DESCRIPTION

The project site is located on the southern half of the block bounded by W. St. John Street to the north and west, Carlyse Street to the south, and Notre Dame Avenue to the east. Encompassing four parcels, which together are approximately 130 feet by 224 feet. At the southeast corner of the site are attached two one-story buildings: 51 Notre Dame Avenue located to the south and 65 Notre Dame Avenue to the north. Surrounded with wire fencing, the southwest corner is vacant, and the northern half of the site is used as surface parking lot.

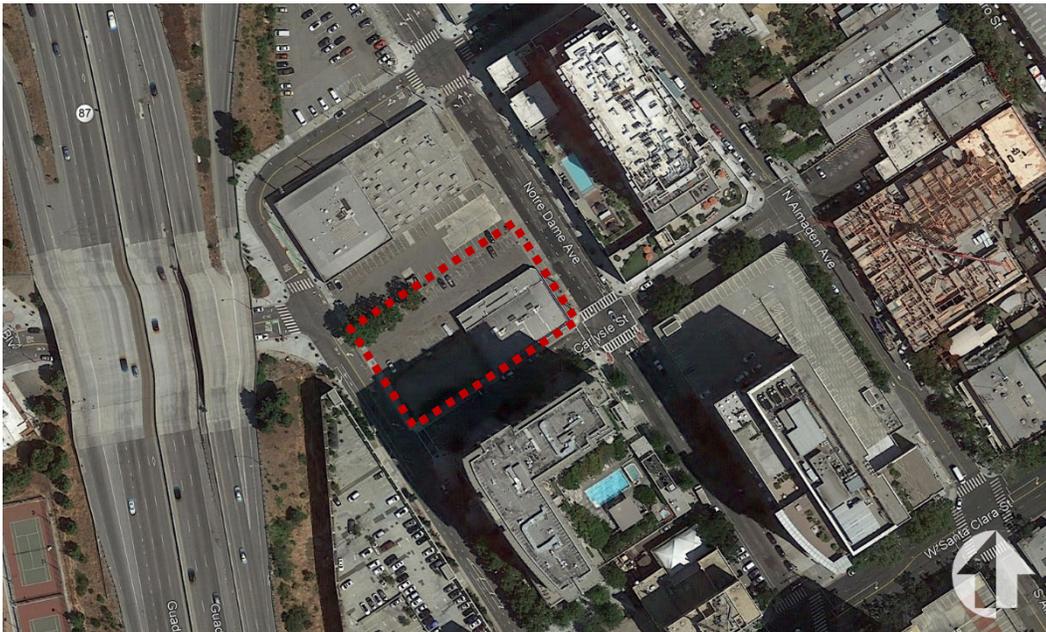


Figure 1. The subject parcels outlined in red (Google Earth, imagery date August 2018).

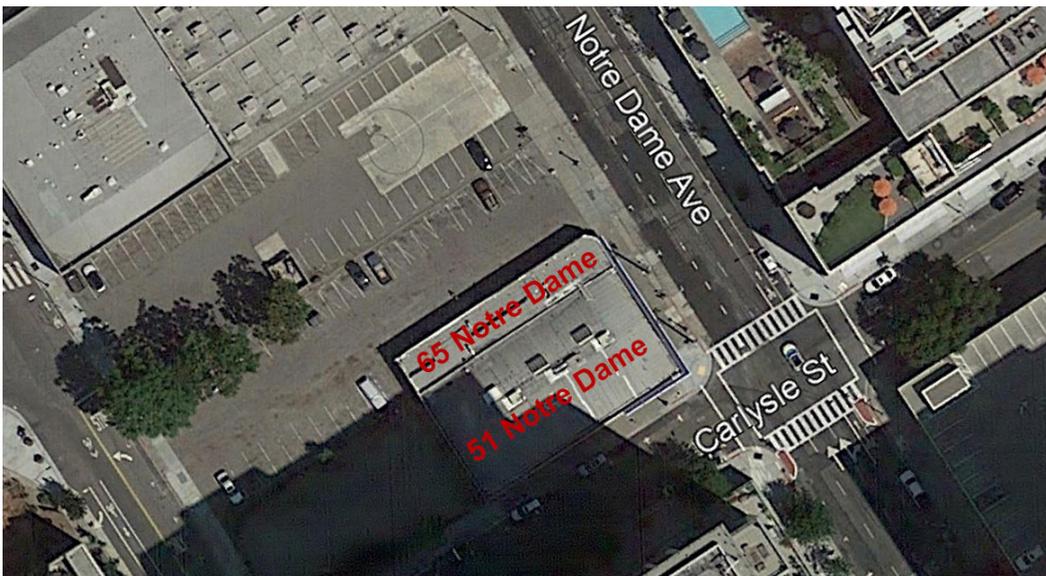


Figure 2. The subject buildings at 51 and 65 Notre Dame Avenue (Google Earth, imagery date August 2018).

Constructed in 1937, the one-story, Commercial Modern style building at 51 Notre Dame Avenue is rectangular in plan. The reinforced concrete building has textured stucco cladding with tile veneer rising to the windowsills on the front (east) and south façades, and a bowed roof with a parapet. The parapet is stepped at the center on both street façades. A canvas awning runs along the front façade and wraps around the southeast corner to continue for one-thirds of the south façade. The front façade is divided into five bays with simple concrete pilasters. The central bay features the recessed main entrance that consists of aluminum-sash glazed double doors with wide sidelights, and a wood-sash, four-lite transom above. The remaining bays on this façade are all identical, each featuring a two-part, wood-sash storefront and a four-lite transom.

The south elevation is divided in nine bays all of which have three- or four-lite wood-sash transoms. The easternmost three bays have wood-sash storefronts. The rest of the bays feature painted wood panels between transoms and tile bulkhead, as if the storefronts were previously boarded up. The central three bays have colorful murals painted on the panels. A secondary recessed entrance, that features a single panel door and metal folding security gate, is located at the western bay. A projecting metal trim runs above the transoms along this façade. The rear (west) façade is board-form concrete with advertisement and parking directions for a previous store painted on it.

The Commercial Modern style building at 65 Notre Dame Avenue was constructed in 1949. The one-story reinforced concrete structure is rectangular in plan. The exterior walls are a mix of stucco and painted board-form concrete. The cut-off northeast corner features a boarded-up door opening with a transom. A two-part storefront, half of which was also boarded up, occupies most of the front (east) façade and has a wood sill and tile-clad bulkhead below. The canvas awning of 51 Notre Dame extends to the northeast corner of this building. On the north façade, a large fixed aluminum-sash window with wood sill and security bars is located towards east. A mix of rectangular steel-sash windows of different sizes, a single panel door, and a double panel door appear on the rest of the north façade. All windows have security bars. The west (rear) façade is painted board-form concrete and contains two rectangular window openings: the northern opening has a steel-sash window with security bars and the southern opening is boarded up.

Currently, the buildings are connected to each other and occupied by Andy's Pet Shop while the surrounding lots are used as parking for the business.



Figure 3. Looking west from intersection of Notre Dame Avenue and Carlisle Street at The front (east) and south façades of 51 Notre Dame Avenue.



Figure 4. The rear (west) and south façades of 51 Notre Dame Avenue.



Figure 5. Looking south from Notre Dame Avenue to the boarded-up entrance of 65 Notre Dame.



Figure 6. The north and rear (west) façades of the subject building.

Architectural Style: Commercial Modern

The Commercial Modern style in San Jose is primarily found along major roads leading into the downtown area – West San Carlos Street, Alum Rock Avenue and North First Street. The style can be applied to commercial structures which exhibit Modern design principles. Commercial Modern buildings often feature concrete and steel as primary building materials, as well as large expanses of glass. Other characteristics include horizontal massing, flats roofs, expressed structural systems, large commercial signage.²

SITE HISTORY

According to the 1915 Sanborn map, the Convent of Notre Dame occupied the lower two-thirds of the large city block bounded by San Augustine (today's W. St. John Street) to the north, N. San Pedro to the east, W. Santa Clara to the south, and Santa Teresa (today's W. St. John Street) to the west. The Sisters of Notre Dame de Namur established the College of Notre Dame (including college, upper and lower residence schools, and a high school) and their convent at this location in 1851 and served the community until 1923. Although the college was relocated to Belmont, a town 30 miles south of San Jose, and the orphanage and elementary school moved to Saratoga in 1923, the high school remained on site until 1928. The property was sold, and the buildings were demolished by 1932.³

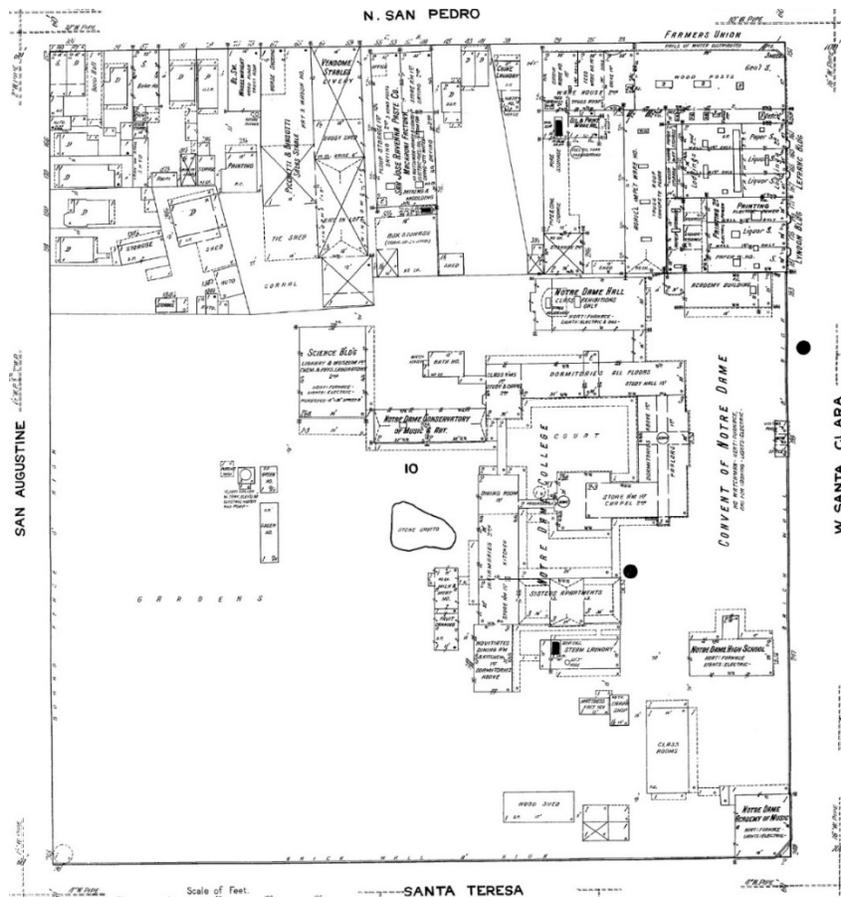


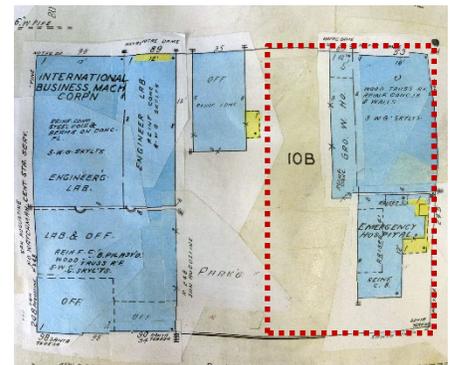
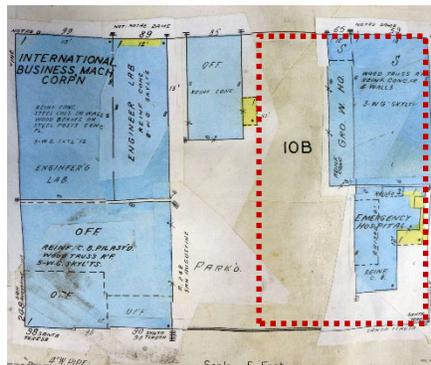
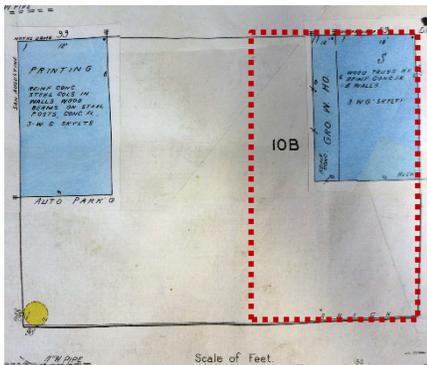
Figure 7. The 1915 Sanborn map of the block showing the residential development along N. San Pedro and the Convent of Notre Dame to the south.

² PAST Consultants, *San José Modernism*, 77-78.

³ Archives & Architecture, *Notre Dame High School Historic Report*, June 18, 2015, pages 9-10; 1932 Sanborn map.



Figure 8. The 1932 Sanborn map showing the new city blocks after demolition of the Notre Dame complex.



Figures 9, 10 and 11. From left to right: 1950, 1958, and 1962 Sanborn maps of the subject block. The project site outlined in dashed red line.

The building at 51 Notre Dame Avenue was constructed in 1937 as a grocery store. The attached structure at 65 Notre Dame Avenue was added in 1949 as a grocery warehouse. 51 Notre Dame received multiple interior remodels, particularly when the occupant and use of the space changed. The 1958 and 1962 Sanborn maps show a one-story L-shaped building, an emergency hospital, located immediately to the west of 51 Notre Dame on the parcel. This building at 245 Carlisle Street was occupied by different city and county offices such as the

County Emergency First Aid Station, the City Fire Department Administration Office, and the City Housing and Community Development.⁴ According to the aerial photographs of the area, it was demolished ca. 1985.⁵

Construction Chronology for 51 Notre Dame Avenue

The Santa Clara Assessor's Office notes the building was constructed in 1937. The retail structure first appears on 1950 Sanborn map as a store.⁶ No building permits associated with the initial construction were found for the property. Below is a list of building permits on file with the City of San Jose and a summary of what the permit work entailed.⁷

- | | |
|------|---|
| 1964 | Interior alterations at the one-story building to be occupied as research. Owner IBM. Permit #044242 |
| 1970 | Interior alterations to be used as Adult Trainers School. Owner: Hope for Retarded Children. Permit #064944 |
| 1986 | Interior alterations to be occupied as supermarket. Owner: Dai Chung Market. Permit #059109 |
| 1986 | Permit applications for plumbing, electrical and mechanical work were submitted to the City for Dai Chung Market. |
| 1987 | Permit applications for mechanical work were submitted to the City for Dai Chung Market. |

Construction Chronology for 65 Notre Dame Avenue

According to the City of San José records, the one-story building was constructed in 1949 to be occupied for retail sale and storage (Permit #8870).⁸ The retail structure first appears on 1950 Sanborn map as a grocery warehouse.⁹ No other building permits were on file.

HISTORIC CONTEXT¹⁰

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what is today Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south. By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.¹¹

With the city's population growing, the business district expanded to the east to First Street and to the south several blocks. By the 1870s shops opened along Santa Clara Street. As new businesses came into the city, new multi-story buildings replaced the one or two-story structures that operated in the commercial center of the

⁴ 1962, 1970, 1973 San Jose City Directories, Ancestry.com (accessed August 30, 2019).

⁵ 1980 and 1987 aerial photographs, Historic Aerials by NETR Online (accessed August 30, 2019).

⁶ Santa Clara County Assessor's Office; Sanborn Maps.

⁷ City of San Jose Permit Center.

⁸ City of San Jose Permit Center.

⁹ 1950 Sanborn Map.

¹⁰ Edited from Carey & Co., *The Place, Greyhound EIR, Draft Historic Resources Technical Report*, revised December 16, 2016, pages 5-7.

¹¹ Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose*, March 30, 1992, 12-13.

city.¹² By 1900 the street grid extended beyond the original city limit which was established in 1850. Subdivisions outside of the downtown area thrived as the transportation network expanded to reach the growing neighborhoods. The first civic buildings of San Jose were established in the immediate vicinity of the old pueblo area. Over the years numerous structures served as civic buildings before the Civic Center was moved north of the business district in the 1950s.¹³

The City of San Jose can attribute its initial development and growth to the success of the local agricultural economy prior to 1918; however, the large commercial center that had developed suffered as the population grew and moved to the suburbs after World War I. Downtown had always served as the center of mercantile, financial and social activities for the area, but the rising use of the automobile made suburban growth possible and the downtown area began to decentralize.¹⁴

San Jose witnessed an expansion of commercial development in the 1920s as the financial and business center of the surrounding agricultural area. In 1930, the city had plans to achieve a position as a "hotel center" which resulted in planning of The Pershing Hotel, San Jose Hotel, and De Anza Hotel. The New Deal programs also brought new buildings to downtown in the early 1930s, including a new post office and the Civic Auditorium. By the late 1930s, a building boom in San Jose was discussed by local newspapers as evidenced by a significant rise in building permits. By the early 1940s, World War II caused a shift from fruit industry to the defense industry and a temporary moratorium in domestic housing construction.¹⁵

After World War II, architects in San Jose designed Modernist buildings and the economy moved away from the fruit and agricultural processing industries toward defense and technology businesses. As residents moved out of the urban core, urban renewal efforts began to revitalize blighted areas of the City. The first Capital Improvement Plan was implemented between 1948 and 1954 to address the significant growth that was occurring. Determined to accommodate the growing dependence on the automobile, the City began to discuss widening roads and adding parking in the downtown business area.¹⁶ A 1952 planning reports states, "the city's big retail area, which pays a quarter of all the city's taxes isn't growing as it should. Traffic inconvenience getting in and out of the area, downtown traffic congestion and shortage of both on-street and off-street parking, are among the unhealthy factors."¹⁷ City Manager A.P. Hamann headed an annexation program that led to the City expanding its boundaries. By 1958 construction of Interstate 280 began.¹⁸

During the 1960s, under the leadership of Hamann, the City continued to absorb the surrounding land. In a single year, eleven square miles were added to the City. Many Modernist buildings began to appear around the downtown area including the First National Bank of San Jose which had a Neoclassical design and the Wells Fargo Building. The Civic Center area was developed in the International style. One of the major urban renewal projects was Park Center Plaza which encompassed thirteen blocks bound by Almaden Boulevard and San Fernando, San Carlos and Market streets. The area was intended to be the financial center of the City with major banks funding construction of their regional headquarters on the 24-acre site. In 1972 many of the structures were built and designed in the Corporate Modern style.¹⁹ As a result of urban renewal many older buildings were demolished in order to make way for more parking appealing to the automobile focused population. The intent

¹² Ibid., 13.

¹³ Ibid.

¹⁴ *Downtown San Jose Historic Resources*, 16-18; *Downtown San Jose Historic Context*, 12-14.

¹⁵ PAST Consultants, *San José Modernism*, 14-24.

¹⁶ Ibid., 23-28.

¹⁷ Ibid., 28.

¹⁸ Ibid., 27 and 32.

¹⁹ PAST Consultants, *San José Modernism*, 38-41, 45, 48.

was to have convenient parking to mimic suburban shopping malls. The City continued to extend out beyond the downtown core, leaving vacant buildings and lots.²⁰ Today, the downtown urban core continues to evolve and features both newer and older buildings.

IBM at 99 Notre Dame Avenue

The Moderne style commercial building at 99 Notre Dame Avenue was constructed in 1949.²¹ The one-story reinforced concrete building was occupied by Huber Printing & Lithography Company from 1949 to 1950.²² According to the San José city directories, IBM's Development Division occupied 99 Notre Dame Avenue from 1952 until 1968 as the company's first West Coast research and development facility.²³ The San José location was chosen because "IBM already had a punched card plant here at 16th Street and East St. John Street" and two prominent universities were present nearby.²⁴ Although IBM opened new facilities on Cottle Road in 1957, called the Santa Teresa complex, 99 Notre Dame continued to be occupied by the firm until 1968. The building at 51 Notre Dame Avenue was used as a sub-office by IBM from 1966 to 1968.²⁵

The following paragraph was excerpted from *San José Modernism Historic Context Statement*:

IBM is one of the firms that played a major role in San José's developmental history. A leader in computer technology, IBM released its first Mack 1 computer in 1944. The company opened its first research laboratory on the West Coast in San José, at 99 Notre Dame Street, in 1952. In this facility, the firm pioneered the Random Access Method of Accounting and Control (RAMAC) in 1956. This development enabled IBM to create the first magnetic hard drive. The firm developed the flying head disk drive that it incorporated into computers initially sold to American Airlines for its reservation system. During the company's peak of operation, from late 1950s well into the 1980s, IBM was the largest employer in San José, with a peak total workforce of 11,000 persons.²⁶

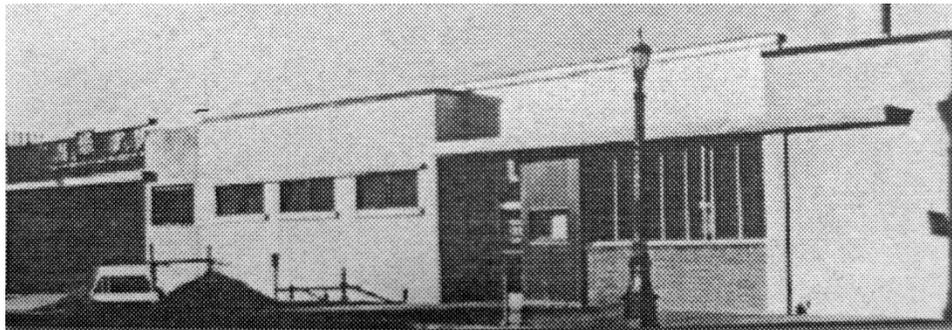


Figure 12. The IBM facility at 99 Notre Dame Avenue, photographed in 1952. San Jose Public Library, California Room.

ARCHITECT/BUILDER

No design professionals were associated with 51 Notre Dame Avenue. No new construction permit was located at the City for 51 Notre Dame Avenue.

²⁰ City of San Jose, *San Jose Downtown Historic Design Guidelines – Draft*, June 18, 2004, pages 18-19; City of San Jose, *Downtown San Jose Historic District Design Guidelines*, November 4, 2003, pages 15-16.

²¹ *City of San Jose Historic Resources Inventory*, February 8, 2016, <http://www.sanjoseca.gov/DocumentCenter/View/35475> (accessed September 3, 2019).

²² San Jose City Directories.

²³ San Jose City Directories, 1952-1968; Egon Terplan, "Shaping Downtown San Jose," SPUR Website, <https://www.spur.org/publications/urbanist-article/2013-04-04/shaping-downtown-san-jose> (accessed August 26, 2019).

²⁴ Jay McCauley, "Why 99 Notre Dame is significant," *Continuity (Preservation Action Council of San Jose)*, Vol. 24, No. 4, Winter 2013, page 8.

²⁵ San Jose City Directories.

²⁶ PAST Consultants, *San José Modernism*, 50.

The building permit for 65 Notre Dame Avenue notes Warren F. Crinklaw as the contractor. According to *San José Modernism Historic Context Statement*, Crinklaw (1916-1971) was an award-winning Santa Clara Valley general contractor. He worked on Higgins & Root’s Tempress Industries electronic plant (1970) at 980 University Avenue in Los Gatos, which *Factory Magazine* honored as one of the ten most beautiful factories in the United States in 1970. He also built the chapel of the Lima- Salmon-Erickson funeral home, the St. Francis Episcopal Church in Willow Glen, and numerous schools. His last completed building was the First National Bank (1971) on Santa Teresa Boulevard and Cottle Road. After serving in World War II, he worked as a contractor for Leonard English Construction Co. in Santa Cruz for a year, after which he moved to San José to start his own business. He was a member of the Builders Exchange of Santa Clara County.²⁷

OCCUPANCY HISTORY²⁸

The occupancy history of the subject properties is outlined below.

51 Notre Dame

Dates	Occupants
1944 – 1945	W. J. Sciliacci, grocery
1950	Notre Dame Market Moses Lesser, meats
1955	County Store, grocery Esparza Brothers Meat Market
1955 – 1960	County Store, grocery
1962	Vacant
1964 – 1965	Not listed
1966 – 1968	IBM
1969 – 1970	Vacant
1971 – 1975	Hope for Retarded Children and Adults Loma Prieta Reg Center for Mentally Retarded
1976	Vacant
1977 – 1979	Veterans Rehabilitation Center

65 Notre Dame

Dates	Occupants
1954	Bob’s Auto Driving School
1955 – 1960	Bob’s Auto Driving School Notre Dame Cleaners
1961 – 1966	Bob’s Auto Driving School
1968 – 1973	Vacant

²⁷ Excerpted from PAST Consultants, *San José Modernism*, 163-164.

²⁸ San Jose City Directories, 1943-1979.

REGULATORY FRAMEWORK

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

California Register of Historical Resources Criteria

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

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.²⁹

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.³⁰

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.³¹

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.³²

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."³³ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."³⁴ To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows:³⁵

²⁹ California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.

³⁰ *California Register and National Register: A Comparison*.

³¹ *California Register and National Register: A Comparison*, 2.

³² All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.

³³ United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.

³⁴ *How to Apply the National Register Criteria for Evaluation*, 44.

³⁵ *How to Apply the National Register Criteria for Evaluation*, 1.

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

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

Setting is the physical environment of a historic property.

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

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

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

Association is the direct link between an important historic event or person and a historic property.³⁶

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

City of San Jose Criteria

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

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

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

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;
2. Identification as, or association with, a distinctive, significant or important work or vestige:
 - a. Of an architectural style, design or method of construction;
 - b. Of a master architect, builder, artist or craftsman;
 - c. Of high artistic merit;
 - d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
 - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or

³⁶ *How to Apply the National Register Criteria for Evaluation*, 44-45.

- f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

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

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

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique." (Sec. 13.48.110.H)

California Environmental Quality Act

When a proposed project may adversely affect a historical resource, the California Environmental Quality Act (CEQA) requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A "substantial adverse change" is defined 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 historic 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 California Register of Historical Resources;" 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 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."

CEQA effectively requires preparation of a mitigated Negative Declaration or an EIR whenever a project may adversely impact historic resources. Current CEQA law provides that an EIR must be prepared whenever it can be fairly argued, on the basis of substantial evidence in the administrative record, that a project may have a significant effect on a historic resource (Guidelines Section 15064). A mitigated Negative Declaration may be used where all potentially significant effects can be mitigated to a level of insignificance (Section 21080). For example, a mitigated Negative Declaration may be adopted for a project which meets the Secretary of Interior's Standards for Rehabilitation and local historic preservation regulations, and so will not adversely affect the resource.

For the purposes of CEQA (Guidelines Section 15064.5), 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 of 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 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 (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:
 - A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - B. Is associated with the lives of persons important in our past;
 - C. 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
 - D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines for the California Environmental Quality Act)

SIGNIFICANCE EVALUATION

Current Historic Status

The buildings at 51 and 65 Notre Dame Avenue have not been identified on any City or County historic resources inventory.

99 Notre Dame Avenue, which is located approximately 125 feet north of the subject property, is listed on the *San Jose Historic Resources Inventory*. Constructed in 1949, this Moderne style building is listed as a City Landmark Site/Structure and as individually eligible for the National Register and California Register.³⁷ The building was found significant for the Industrialization and Suburbanization period (1945-present) under Manufacturing and Industry theme.³⁸

Evaluation – California Register of Historical Resources

Criterion 1 – Association with significant events

51 Notre Dame Avenue was constructed in 1937 when the early 20th century expansion of downtown San Jose was winding down. 65 Notre Dame was added to the existing building in 1949. Neither building is associated with the history and growth of downtown San Jose in an individually significant way. 51 Notre Dame was briefly used as a sub-office by IBM from 1966 to 1968; however, it is not associated with the company's achievements or industrialization of San Jose in an individually significant way. Therefore, the subject properties at 51 and 65 Notre Dame Avenue do not appear eligible for listing in the CRHR under Criterion 1.

Criterion 2 – Persons

No persons of known historical significance appear to have been associated with the subject properties. None of the owners or occupants of 51 and 65 Notre Dame Avenue have been identified as important to the history of San Jose or California. Therefore, the buildings do not appear eligible for listing in the CRHR under Criterion 2.

Criterion 3 – Architecture and Construction

The subject properties are of common construction and materials with no notable or special attributes, and the structures do not represent work of a master or possess high artistic value. Further, the buildings are not exemplary representatives of their Commercial Modern architectural style. No architect, designer or builder has been identified for 51 Notre Dame Avenue. According to the building permit, 65 Notre Dame Avenue was constructed in 1949 by Warren F. Crinklaw. Although Crinklaw was a prolific contractor in the San Jose area, this building is a rudimentary example of reinforced concrete construction and does not represent his work. Therefore, the subject properties do not appear eligible for listing under Criterion 3.

Criterion 4 – Information Potential

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

³⁷ *City of San Jose Historic Resources Inventory*, February 8, 2016, <http://www.sanjoseca.gov/DocumentCenter/View/35475> (accessed September 3, 2019).

³⁸ PAST Consultants, LLC, *San José Modernism Historic Context Statement*, June 2009, page 106.

Evaluation – San Jose City Landmark

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

Although the buildings are associated with the early 20th century development of downtown San Jose, they do not appear to be an important part of San Jose's or region's history.

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

The buildings on the site are not linked specifically to any significant historic events.

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

There is no person of significance individually associated with the buildings at 51 and 65 Notre Dame Avenue.

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

While the properties are associated with downtown San Jose's commercial development during the early 20th century, they are not important on a cultural, economic or social level within the City of San Jose.

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

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

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

The buildings at 51 and 65 Notre Dame Avenue are examples of Commercial Modern style structures within downtown San Jose. They embody some elements of the style including horizontal massing, concrete frame construction, and large storefronts. However, the buildings are not exemplary representatives of their architectural style. Furthermore, they do not embody distinguishing characteristics of an architectural type.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.*

No architect, designer or builder has been identified for 51 Notre Dame Avenue. Even with no known architect or builder the building does not appear to have influenced the development of the City of San Jose. 65 Notre Dame Avenue was constructed by Warren F. Crinklaw, who was a prolific contractor in the San Jose area. However, this building is a rudimentary example of reinforced concrete construction and does not represent his work.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

The building, while designed in the Commercial Modern style, did not make use of architectural innovations, but rather used typical building materials and details of the time.

Integrity

The buildings at 51 and 65 Notre Dame Avenue retain integrity of location since they have not been moved. Integrity of setting, feeling, and association has been marginally compromised by construction of Freeway 87 immediately to the west in the mid-1970s, and later by construction of high-rise apartment and office buildings

at the neighboring blocks in the 2000s. Integrity of design, materials, and workmanship remain high since the buildings received minor exterior alterations over the last decades.

CONCLUSION

An evaluation of the Commercial Modern style buildings at 51 and 65 Notre Dame Avenue in reference to the California Register criteria, it does not appear that the subject properties possess sufficient historical significance. The buildings are not associated with the growth of downtown San Jose in an individually significant way. No persons of significance are known to be directly associated with the properties. The buildings fail to be an exemplary representative of the Commercial Modern architectural style; they appear to be of common construction and materials with no notable attributes. Even though Warren F. Crinklaw, a prolific local contractor during the second half of the 20th century, is associated with 65 Notre Dame Avenue; this building does not represent his best work. The properties are unlikely to yield information important to the prehistory or history of the area. Therefore, buildings at 51 and 65 Notre Dame Avenue do not appear to be individually eligible for listing in the CRHR.

The subject buildings also do not appear to be eligible as City of San Jose Landmarks as they do not have significance under any one of the eight criteria.

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APPENDIX

SANBORN FIRE INSURANCE MAPS

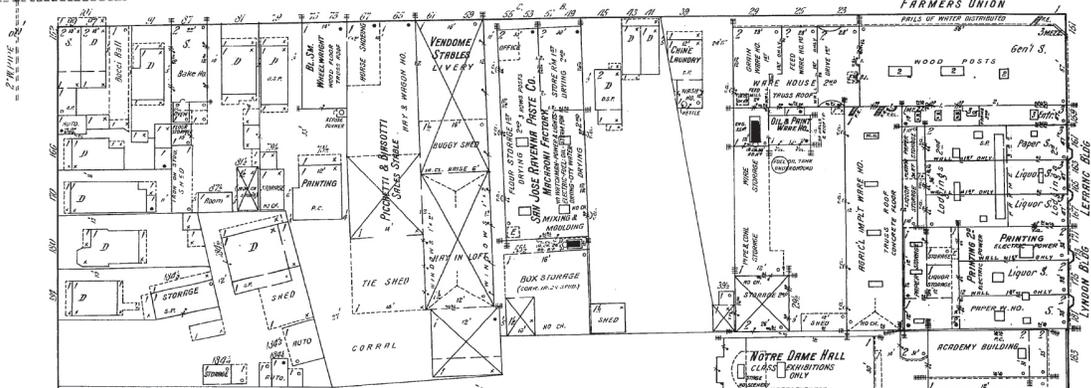
BUILDING PERMITS



83

N. SAN PEDRO

FARMERS UNION



SAN AUGUSTINE

80

SCIENCE BLDG

NOTRE DAME CONSERVATORY OF MUSIC & ART

COLLEGE COURT

CONVENT OF NOTRE DAME



GARDENS

10

NOTRE DAME SISTERS APARTMENTS

NOTRE DAME HIGH SCHOOL

NOTRE DAME ACADEMY OF MUSIC

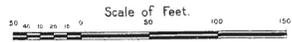
86

W. SANTA CLARA

VINE ST.

SANTA TERESA

87

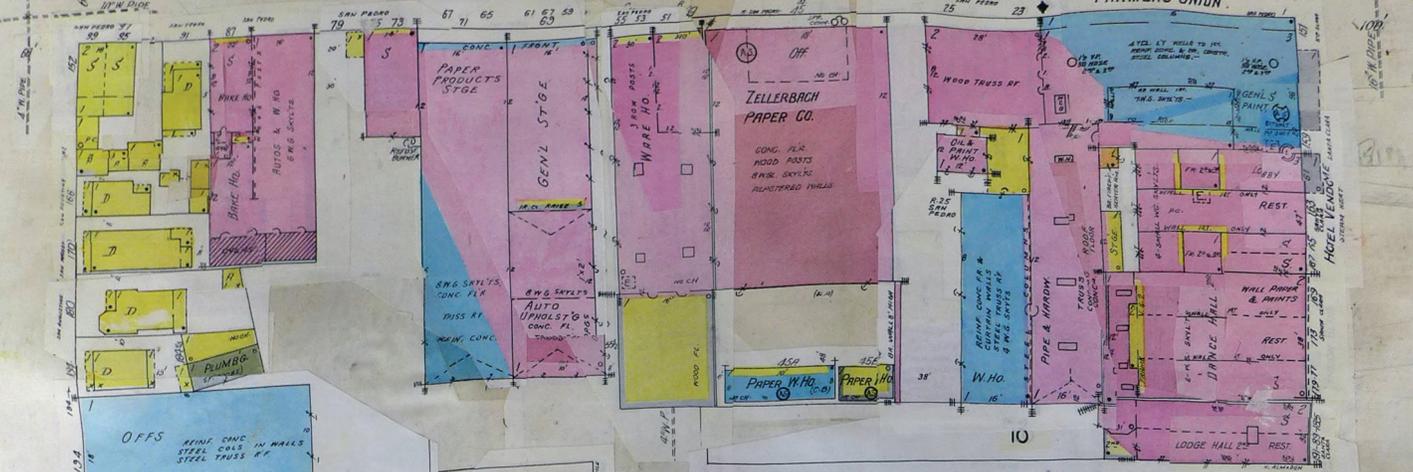


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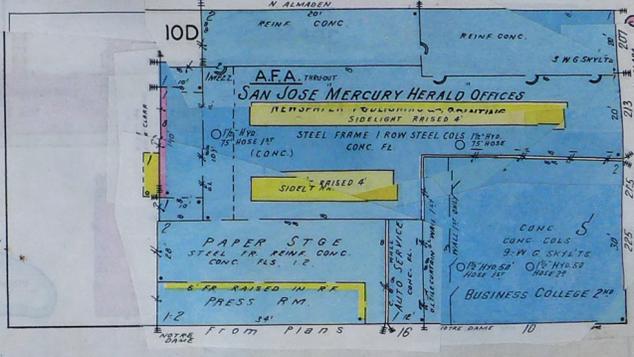


SAN AUGUSTINE

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THE ROSICRUCIAN PRESS LTD

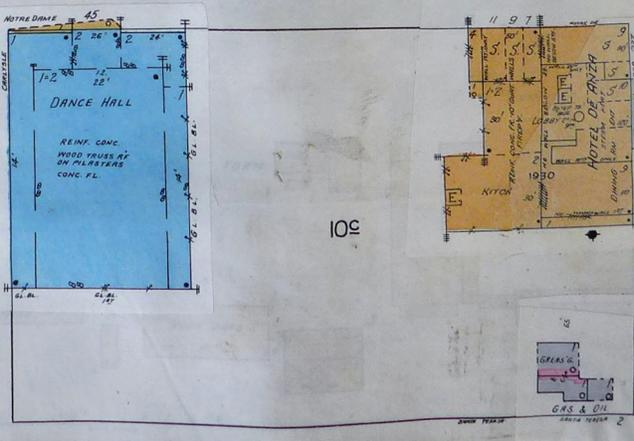
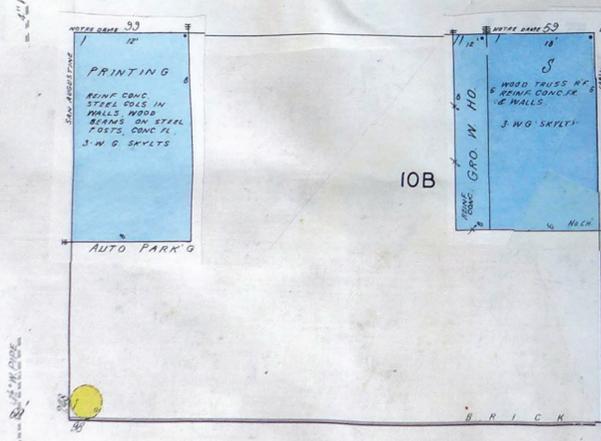
N. ALMADEN AV.



W. SANTA CLARA

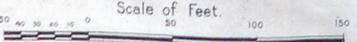
NOTRE DAME

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SANTA TERESA

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1950 Sanborn Map, volume 1 sheet 85

N. SAN PEDRO

SAN JOSE MERCURY NEWS

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INTERNATIONAL BUSINESS MACH. CORP.

ENGINEER LAB.

ENGINEER LAB.

LAB. & OFF.

EMERGENCY HOSPITAL

REIN. CONC.

WOOD TRUSS ROOF

DANCE HALL

REIN. CONC.

WOOD TRUSS ROOF

PAPER STGE

STEEL FR. REIN. CONC.

CONC. FL. 1, 2

TRUCK LOADING

CONCRETE

SAN JOSE MERCURY NEWS

NEWSPAPER PUBLISHING & PRINTING

REIN. CONC.

WOOD TRUSS ROOF

WOOD TRUSS ROOF

WOOD TRUSS ROOF

WOOD TRUSS ROOF

BUILDING PERMITS

51 NOTRE DAME AVENUE

51 Notre Dame

CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Tract No. Lot No. 44297 (File)

Date 5/15, 1964 Permit No. 44247

Application is hereby made for a permit to Peter Inter

a 1 story, Type III Bus Building

at 51 Notre Dame Use Zone R-2

to be occupied only as Research Occupancy F-2

in accordance with Plans, Specifications and Plot-plan filed herewith. Parking Space X

Estimated Value of Improvements, \$ 20,000.00 + 20,000

It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with. I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Owner I B M Address Monterey 8 Cattle Rds

Contractor Hughes Coors & Co Address 1620 So 7th St

By Agent 102473 E Hughes

51 Notre Dame

IBM

RECORD OF INSPECTION

Foundation.....Frame.....
Stucco.....Finish.....

8-14-64 Ames
IN POSITION OK RECHECK
BOTH VENTS ON FINISH 6-2-64 Ames



51 Notre Dame

Tract No. _____ Lot No. _____

CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

047

Date April 20, 19 70 Permit No. 64941-F

Application is hereby made for a permit to alter interior

a 1 story, Type III III Building _____ Use Zone E-3
at 51 Notre Dame Occupancy F-2

to be occupied only as Adult Training School Parking Space _____
in accordance with Plans, Specifications and Plot-plan filed herewith. Fire Sprinkler _____

Estimated Value of Improvements, \$ 200

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Owner Hope for Retarded Children Address 51 Notre Dame

By R. H. Dodge Address 1617 Mulberry St

RECORD OF INSPECTION

Foundation _____ Frame ---

Stucco _____ Finish 4-26-74 Bruno

51 Notre Dame Ave

1 A

Hope for Retarded

Exemption from requirement for State of California for Contractor's License is hereby claimed by applicant:
as owner statement filed

Applicant attests that his State of California Contractor's License # Cal B01 202957
is in full force and effect and properly authorizes this application.

San Jose City Business License # 40-00182

Entry Door at side ^{entry} frame ok 4-21-70 Gulerott
5-1-70 Not complied with plans Gulerott

CALLER - WILL CONTACT R. L. DOBE 1-11-74
Mrs Roberts phoned - asked for inspection - 1-28-74 HW

LETTER REQUEST, INSP. 1-2-74

51 Norte Dame St

Tract No. _____ Lot No. _____ Permit No. 59109 V KW

CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

P.C. No. 35688

Application Date 7/31, 19 86 Permit Date 8/18, 19 86

Application is hereby made for a permit to alt. lot.
a 1 story, Type III - 1 hr. Building Use Zone C3
at 51 Norte Dame St. Occupancy B2
to be occupied only as supermarket Sq. feet _____

in accordance with Plans, Specifications and Plot-plan filed herewith. Parking Space _____

Estimated Value of Improvements, \$ 133,000 Fire Sprinkler _____
Emer. Elect. _____

I certify that in the performance of the work for which this permit is issued I shall not employ any person

Owner DAI CHUNG MARKET Address 320 N. 1st STREET S.J.

By ORAN CHANG Address 487 WILSON ST. S.C. 95054

This permit shall expire and become null and void if the work authorized by it is not commenced within 120 days from the date issued or if the work is suspended or abandoned for a period of 120 days after commencement.

FINAL INSPECTION 1-29-88 Aldred
Wey

280-601 N
REV. 1/4/84

Exemption from requirement for State of California for Contractor's License is hereby claimed by applicant:

as owner statement filed

Applicant attests that his State of California Contractor's License No. 389253 is in full force and effect and properly authorizes this application.

San Jose City Business License No. 089399-187

CITY OF SAN JOSE INSPECTION NOTICE				10/30	4:35
1. LOCATION <i>51 Notre Dame Ave</i>		2. DATE RCD.		3. TIME RCD.	
4. READY AM () ANYTIME () PM () SPECIFY _____		5. TYPE OF INSPECT. <i>Nailing</i>	6. AREA	7. INSPT. MADE TIME DATE <i>10/31/86</i>	
8. APPROVED (<input checked="" type="checkbox"/>) DISAPPROVED ()		9. REMARKS: <i>59109</i>			
<i>OK TO TAPE</i>					
			INSPECTOR <i>Heyla</i>		
WHITE - FILE		YELLOW - INSPECTOR		PINK - OFFICE	
REV '81 280-671					

CITY OF SAN JOSE INSPECTION NOTICE				10/29/86	
1. LOCATION <i>51 Notre Dame</i>		2. DATE RCD.		3. TIME RCD.	
4. READY AM () ANYTIME () PM () SPECIFY _____		5. TYPE OF INSPECT. <i>Nailing</i>	6. AREA <i>1A</i>	7. INSPT. MADE TIME DATE <i>10/30/86</i>	
8. APPROVED () DISAPPROVED (<input checked="" type="checkbox"/>)		9. REMARKS: <i>Sheet rock</i>			
<i>1- NAIL PERIMETER OF FLOW</i>					
<i>2- Install 5/8" DRY WL @ plumb's CHASE WL</i>					
			INSPECTOR <i>Heyla</i>		
WHITE - FILE		YELLOW - INSPECTOR		PINK - OFFICE	
REV '81 280-671					

CITY OF SAN JOSE INSPECTION NOTICE

1. LOCATION 51 Notre Dame		2. DATE RCD. 12/11/87		3. TIME RCD.	
4. READY AM () ANYTIME () PM () SPECIFY <u>web</u>		5. TYPE OF INSPECT <u>final</u>		6. AREA <u>1A</u>	
8. APPROVED () DISAPPROVED (<u>X</u>)		9. REMARKS: <u># 59109</u> <u>Needs fire marshalls</u> <u>inspector approval</u>			
				INSPECTOR <u>[Signature]</u>	
WHITE - FILE		YELLOW - INSPECTOR		PINK - OFFICE	
REV '81 280-671					

CITY OF SAN JOSE INSPECTION NOTICE

1. LOCATION 51 Notre Dame		2. DATE RCD. 11/17		3. TIME RCD.	
4. READY AM () ANYTIME () PM () SPECIFY		5. TYPE OF INSPECT <u>final</u>		6. AREA <u>1A</u>	
8. APPROVED () DISAPPROVED (<u>X</u>)		9. REMARKS: <u>59109</u> <u>1) RAISE 2 TWO "EXIT" SIGNS</u> <u>2) INSTALL sign "This door to remain unlocked during business hrs" over front door</u> <u>3) MAX 40" To bottom of mirrors + Towel holders</u>			
				INSPECTOR <u>[Signature]</u>	
WHITE - FILE		YELLOW - INSPECTOR		PINK - OFFICE	
REV '81 280-671					

CITY OF SAN JOSE INSPECTION NOTICE

1. LOCATION <i>51 Notre Dame</i>		2. DATE RCD <i>1/28/88</i>	3. TIME RCD.
4. READY AM () PM ()	ANYTIME () SPECIFY _____	5. TYPE OF INSPECT. <i>final IA</i>	6. AREA <i>IA</i>
8. APPROVED (<input checked="" type="checkbox"/>) DISAPPROVED ()		9. REMARKS: <i>[Signature]</i>	
7. INSPT. MADE TIME <i>1:20</i> DATE <i>1-29-88</i>			
INSPECTOR <i>[Signature]</i>			
WHITE - FILE		YELLOW - INSPECTOR	
		PINK - OFFICE	
REV '81 280-671			

CITY OF SAN JOSE INSPECTION NOTICE

1. LOCATION <i>51 Notre Dame</i>		2. DATE RCD <i>12/18/87</i>	3. TIME RCD <i>11:45</i>
4. READY AM () PM ()	ANYTIME () SPECIFY _____	5. TYPE OF INSPECT. <i>final IA</i>	6. AREA <i>IA</i>
8. APPROVED () DISAPPROVED (<input checked="" type="checkbox"/>)		9. REMARKS: <i>#59109</i>	
7. INSPT. MADE TIME <i>9:45</i> DATE <i>12-18-87</i>			
INSPECTOR <i>[Signature]</i>			
WHITE - FILE		YELLOW - INSPECTOR	
		PINK - OFFICE	
REV '81 280-671			

Locked in Nobody Around

51 NOTRE DAME AVENUE

1A

Building Permit Confirmed
Not Required

CITY OF SAN JOSE 51809-U 24 BUILDING DEPARTMENT

APPLICATION FOR PLUMBING and/or GAS PIPING PERMIT

Date Sep 9 1986 Permit No. 81368

The undersigned hereby makes application to the Plumbing Inspector of the City of San Jose for a permit to install Plumbing fixtures and/or pipes listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner statement filed

Undersigned attests that his State of California Contractor's License # 313782 is in full force and effect and properly authorizes this application.

San Jose City Business License # 55103

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Job Address 51 NOTRE DAME Ave Lot No. _____

Owner DAI CHUNG MARKET Tract No. _____

Permittee S.V. HATHORN PL

USE OF BUILDING Groceries STORE Signed S.V. Hathorn

280-401n

51 NOTRE DAME AVE.

S.V. HATHORN PL.

FIXTURES	NO.	FEE	MAIN DRAIN	
Water Heaters	1	65	Size 4"	Material CP
Water Closets ^{2-Plugs only}	4	25	To EXISTING	Fee
Bath Tubs			RAIN WATER DRAINAGE	
Showers	3		Size	Material
Lavatories 1-Plug only	3	1800	To	Fee
Kitchen Sinks ^{Hand}	2	2800	WATER SYSTEM	
Dish Washer			Size 1"	Material COP
Waste Disposals			Water Fixture Fee	
Wash Trays			HOUSE GAS PIPING	
Washing Machines			No. Lines 1	Outlets 1
Water Treat. Equip.			Size 1/2"	Fee 7.50
Sinks ^{Hand}	2	1200	FEES	
Dental Units			Fixture Fees	16800
Drinking Fountains			Main Drain Fees	
Floor Drains	7	4200	Storm Drain Fees	
Hoppers	8	4800	Water Sys. Fee	
Sand Traps			Gas Piping Fee	7.50
Urinals	1	600	Survey	
Area Drains			Permit Fee	400
Water Leaders			TOTAL FEE 21800	
Trailer Space			INSPECTOR'S REPORT	
Swim Pool			Gas Piping	
Indirect Wastes	2	800	Approved 1/6/87	
Drywell			By [Signature]	
Backflow Preventer			Partial	
Survey			Approved 19-18-86	
			By Johnson L.P.S.S. P.D.	
			Rough	
TOTAL	29	16000	Approved 10/14/86	
9-16-86: 2 F.L. Sinks			By P. O'G	
PART OF R.J.			Finish	
9/26/86 - F.P.S. - Portland			Approved 1/6/87	
10-28-86			By [Signature]	

51 NOTRE DAME ST.

STUART & SONS

1A

Building Permit Confirmed 59109
Not Required

CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR ELECTRICAL PERMIT

Date 9-22 1986 Permit No. 29537

The undersigned hereby makes application to the Electrical Inspector of the City of San Jose for a permit to install electrical fixtures and/or wiring as listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner statement filed

Undersigned attests that his State of California Contractor's License # 186594 C10 is in full force and effect and properly authorizes this application.

San Jose City Business License # 082976187

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

OWNER TOM YEH

ADDRESS 51 Notre Dame Street

USE OF BUILDING Market

FIRM Stuart & Sons Elec. Cont. Inc. - 279-1040 SIGNED Francis Stuart pres. 280-201n

ACT. INT. SUPPLEMENT

ITEMIZE THE FOLLOWING

		New	Old
Outlets	33		3
Switches	8		350 MEM
Receptacles	28		300 AMP
Fixtures	27 - 4 ft 6 in. 6 in. 3 ft 6 in.		
Mercury Lamps			
Ranges	KW		
Signs			
HP	4 - 5HP, 3 - 3HP, 2HP		
Miscellaneous	240 Volt 4 wire		
Outlets	Relocated 1		
Switchboards			
Panelboards			
Festoon Lamps			
Dryers	KW		
Heaters	KW		
Transformers			
Motors			
Phase	3φ		
Ampere Loads	65		
Lighting	162		
Power			

Rough Inspection _____ By _____
 Final Inspection _____ By MR

Remarks: 9-24-86 u6 rvc in middle of RM, OK
 9-26-86 u6 to front counter OK - Office Rgn OK
 10-16-86 rough wiring in sheet rock walls - ceiling OK except for smoke
 Less THAN 1000 1-13-87 SKIN. 48

51 NOTRE DAME AVENUE

1A

PHONE: 277-4581
Building Permit Confirmed
Not Required

CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR MECHANICAL PERMIT

Date 10-20 1986 Permit No. 41553

The undersigned hereby makes application to the Mechanical Inspector of the City of San Jose for a permit to install the mechanical work listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner statement filed

Undersigned attests that his State of California Contractor's License # 283410 is in full force and effect and properly authorizes this application.

San Jose City Business License # 027678387

I certify that in the performance of the work for which this permit is issued I shall not employ any person.

Job Address 51 Notre Dame Ave Lot No. _____

Owner Dei Chung Market Tract No. _____

Permittee Anson & Co

USE OF BUILDING Food stove Signed [Signature]

51 NOTRE DAME AVE.

ANSON AIR COND.

APPLIANCE	No.	Fees	INSPECTION RECORD
Range			Gas Line
B.t.u.			No
Wall Heater			Outlets
B.t.u.			Size
Oven			Approved
B.t.u.			By
Blower Furnace			Hood
B.t.u.			Approved
Suspended Unit			By
B.t.u.			Duct Under Floor
Boiler			Approved
B.t.u.			By
AC/Heating Pkg. 80			Duct Complete
B.t.u. <i>500 units</i>	<i>3</i>	<i>60⁰⁰</i>	Approved <i>10/29/86</i>
AC Cooling System			By <i>P. C. [Signature]</i>
B.t.u.			Flue in Wall
			Approved
Fan Coil			By
Evaporative Cooler			Flue Complete
Heat Pump			Approved
Flue/Vent			By
Chimney			Chimney
Hi-Press Duct			Approved
Lo-Press Duct	<i>3</i>	<i>30⁰⁰</i>	By
Hoods			Combustion Air
Indirect Waste			Approved
<i>Chimney Duct</i>	<i>3</i>	<i>15⁰⁰</i>	By <i>[Signature]</i>
Gas Line Extension			Appliance/Flue
Permit	<i>1</i>	<i>40⁰⁰</i>	Approved <i>[Signature]</i>
Total		<i>130⁰⁰</i>	By <i>[Signature]</i>

51 NOTRE DAME AVENUE

Building Permit Confirmed
Not Required

CITY OF SAN JOSE

1a

BUILDING DEPARTMENT

APPLICATION FOR PLUMBING and/or GAS PIPING PERMIT

Date 12-18 1986 Permit No. 82903

The undersigned hereby makes application to the Plumbing Inspector of the City of San Jose for a permit to install Plumbing fixtures and/or pipes listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner statement filed 313982

Undersigned attests that his State of California Contractor's License # 313982 is in full force and effect and properly authorizes this application.

San Jose City Business License # 55103

I certify that in the performance of the work for which this permit is issued I shall not employ any person in any manner so as to violate the workmen's compensation laws of California.

Job Address 51 Notre Dame Ave Lot No. _____

Owner DAI CHENK MCL Tract No. _____

Permittee HATHORN PLUMB

USE OF BUILDING _____ Signed [Signature]

280-401n

51 NOTRE DAME AVE.

HATHORN PLUMBING

FIXTURES	NO.	FEE	MAIN DRAIN	
Water Heaters			Size	Material
Water Closets			To	Fee
Bath Tubs			RAIN WATER DRAINAGE	
Showers			Size	Material
Lavatories			To	Fee
Kitchen Sinks			WATER SYSTEM	
Dish Washer			Size	Material
Waste Disposals			Water Fixture Fee	
Wash Trays			HOUSE GAS PIPING	
Washing Machines			No. Lines	Outlets
Water Treat. Equip.			Size	Fee
Sinks			FEEES	
Dental Units			Fixture Fees	20-
Drinking Fountains			Main Drain Fees	
Floor Drains			Storm Drain Fees	
Hoppers			Water Sys. Fee	
Sand Traps			Gas Piping Fee	
Urinals			Survey	
Area Drains			Permit Fee	12-
Water Leaders			TOTAL FEE	32-
Trailer Space			INSPECTOR'S REPORT	
Swim Pool			Gas Piping	
Indirect Wastes	3	12-	Approved	
Drywell	1	8-	By	
Backflow Preventer			Partial	
Survey			Approved	
			By	
			Rough	
TOTAL			Approved	
			By	
			Approved	
			By	

Finish
 Approved 1/8/87
 By *[Signature]*

51 NOTRE DAME

1A

PHONE: 277-4581
Building Permit Confirmed
Not Required

CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR MECHANICAL PERMIT

Date 10-26-1987 Permit No. 45597

The undersigned hereby makes application to the Mechanical Inspector of the City of San Jose for a permit to install the mechanical work listed on the reverse side.

Exemption from requirement for State of California for Contractor's License is hereby claimed by undersigned: as owner statement filed

Undersigned attests that his State of California Contractor's License # 283410 is in full force and effect and properly authorizes this application.

San Jose City Business License # 027678387

927
2/3
6

I certify that in the performance of the work for which this permit is issued I shall not employ any person.

Job Address 51 Notre Dame Lot No. _____

Owner Dai Chung Market Tract No. _____

Permittee ARSON Air Cond.

USE OF BUILDING _____ Signed [Signature]

280-44

51 NOTRE DAME

ARSON AIR COND.

APPLIANCE	No.	Fees	INSPECTION RECORD
Range			Gas Line
B.t.u.			No
Wall Heater			Outlets
B.t.u.			Size
Oven			Approved
B.t.u.			By
Blower Furnace			Hood
B.t.u.			Approved
Suspended Unit			By
B.t.u.			Duct Under Floor
Boiler			Approved
B.t.u.			By
AC/Heating Pkg. ^{5 To}			Duct Complete
B.t.u. ^{Replace air cond.}	3	30.00	Approved
AC Cooling System			By
B.t.u.			Flue in Wall
			Approved
Fan Coll			By
Evaporative Cooler			Flue Complete
Heat Pump			Approved
Flue/Vent			By
Chimney			Chimney
Hi-Press Duct			Approved
Lo-Press Duct	3	30.00	By
Hoods			Combustion Air
Indirect Waste			Approved
			By
Gas Line Extension			Appliance/Final
Permit		50.00	Approved
Total		110.00	By

BUILDING PERMITS

65 NOTRE DAME AVENUE

65

Notre Dame

CITY OF SAN JOSE

BUILDING DEPARTMENT

APPLICATION FOR BUILDING PERMIT

Date 9/26 1949 Permit No. 8870

Application is hereby made for a permit to Bldg

a 1 story, Type III BUS Building

at 65 Notre Dame

to be occupied only as Retail Sale & Storage
in accordance with Plans, Specifications and Plot-plan filed herewith.

Estimated Value of Improvements, \$ 8000

It is hereby agreed that the requirements of the San Jose Building and Zoning Ordinances and all other laws applicable to the construction, location, and use of buildings within the City of San Jose, will be complied with.

Owner A. Del Grande Address _____

By W. F. Brinkman Address _____
Contractor, Agent

65

Notre Dame

A. Del Grande

RECORD OF INSPECTION

Foundation JK Frame 12-22 JK
Stucco 1-6-50 JK Finish JK