

From: [Hill, Shannon](#)
To: [Downtown West Project](#)
Subject: FW: ARG memo for Jan 15 HLC Meeting
Date: Sunday, October 18, 2020 6:49:56 PM
Attachments: [Summary Memo for SJ HLC 15 Jan 2020.pdf](#)

From: Sarah Hahn <S.Hahn@ARGSF.com>
Sent: Friday, December 20, 2019 3:55 PM
To: Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>; Han, James <James.Han@sanjoseca.gov>
Cc: Andy Wang <wangan@google.com>; Michael Jacinto <michaeljacinto@google.com>; Charles Chase <C.Chase@ARGSF.com>; Erica Schultz <E.Schultz@ARGSF.com>
Subject: ARG memo for Jan 15 HLC Meeting

[External Email]

Hello Juliet and James,

Please see attached for ARG's summary Historic Resources Study memo. Along with a brief presentation by Senior Architectural Historian Erica Schultz from our office, this memo will serve to inform the discussion at the January 15, 2020 Historic Landmarks Commission meeting.

Best,
Sarah

Sarah Hahn, Senior Associate
Architectural Historian & Preservation Planner

ARCHITECTURAL RESOURCES GROUP

Pier 9, The Embarcadero, Suite 107 | San Francisco, CA 94111
415.421.1680 x245 | 415.421.0127 fax | s.hahn@argsf.com
San Francisco | Los Angeles | Portland

www.argsf.com | [Facebook](#) | [LinkedIn](#) | [Twitter](#) | [Instagram](#)

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Pier 9, The Embarcadero, Suite 107
San Francisco, California 94111

argsf.com

Memorandum

To: Juliet Arroyo

Historic Preservation Officer, City of San Jose

Project: Downtown West Mixed-Use Plan – Preliminary Historic Resources Information

Project No.: 190519

Date: 12/20/2019

Via: Email

The Downtown West Mixed-Use Plan (proposed project) proposes a mix of office, residential, hotel, and various active land uses for the approximately 80-acre Project Area located around the Diridon Station west of downtown San Jose. As a part of the California Environmental Quality Act (CEQA) environmental review process for the proposed project, listed and eligible historic resources in and adjacent to the Project Area must be identified. In support of the environmental review, the project applicant has retained Architectural Resources Group (ARG) to identify and evaluate historic resources within the Study Area, which includes both Project Area properties (within the project core) and Buffer Area properties (within 200 feet of project core). (Note that ARG will only evaluate properties within the Project Area for historical significance, but will document adjacent historic properties in the Buffer Area for use in assessing impacts in the future.) This memo presents a summary of ARG's work completed to date to inform the discussion of the proposed project at the Historic Landmarks Commission meeting on January 15, 2020.

ARG staff conducted survey fieldwork in San Jose on September 19, 2019, has completed archival research on the history and development of the Study Area, and is in the process of drafting a context statement and updated assessments for potential historic resources within the Project Area. Located adjacent to the historic Diridon Station and associated rail corridor, the Study Area consists of a mix of industrial, commercial, and residential construction. A significant amount of demolition (and some modern construction) has occurred within the Study Area in recent decades, leaving a combination of large vacant parcels (many used for parking) interspersed with buildings or groups of buildings related to the area's historical development over time.

The Project Area developed at the historic crossroads of what became San Jose. The Los Gatos Creek and the Guadalupe River, where the Tamien Ohlone-speaking tribal groups settled, forms the eastern spine, and The Alameda (present-day W. Santa Clara Street), which linked the Spanish colonial pueblo (Pueblo de San José de Guadalupe) to the east and mission (Santa Clara Mission) to the west, forms the crosspiece. By the late nineteenth century, its mixed-use character was in place, with small cottages, often with an adjacent tank house, abutting industrial development, including a gas works, fruit processing facility, and lumberyards. Smaller businesses, such as a livery, foundry, and a windmill manufacturer, reflect the typical services of the era. By this time, the Southern Pacific Railroad tracks form the western spine. The development pattern continued through the early twentieth century, with Pacific Gas and Electric Company (PG&E) acquiring and expanding the gasworks and substation and large laundry facilities providing employment for local residents. By the 1930s, several canneries and fruit processing plants had been established, reflecting the prominent role the fruit industry played in the local economy. The prominent Southern Pacific Railroad station (present-day Diridon Station) had also been constructed, attesting to the continued dominance of rail transit. The character of the project area began to transition in the postwar era as numerous light industrial properties replaced older residences. Closing out the century, the SAP Center supplanted the former PG&E gasworks, buildings gave way to new parking lots, and construction of the Guadalupe River Park began in the 1990s. The present-day built environment in the project area reflects nearly every phase of development, while retaining its mixed-use character established over a century-and-a-half ago.

The attached maps provide summary information regarding existing buildings and previously identified historic resources within the Study Area. The Development Chronology map shows that existing development within the Project Area ranges in date of construction from the late nineteenth century to the late twentieth century. The Historic Resources Map shows previously identified historic resources within the Study Area. These resources include locally-listed historic districts (Lakehouse, River Street) and several locally notable Structures of Merit and Identified Structures. The Diridon Station (with associated features) is listed in the National Register of Historic Places. A number of properties within the Project Area retain a high degree of integrity and require further investigation to determine if they qualify as historic resources under CEQA. ARG will prepare or update historic assessments for all properties over 45 years of age within the Project Area as part of the environmental review process for the proposed project. ARG and the project team welcome input from city staff and the Historic Landmarks Commission regarding existing and potential historic resources within the Study Area.

San Jose Mixed Use Plan Development Chronology

Preliminary Working Map
Subject to Change
December 19, 2019

Legend

Project Area Parcels

Construction Date

Pre-1910

1910 - 1919

1920 - 1929

1930 - 1939

1940 - 1949

1950 - 1959

1960 - 1969

1970 - 1979

Post-1980

Vacant/Parking Lot

Study Area Boundary

Study Area Boundary

Buffer Area Parcels

200-Foot Buffer Parcels



0 400 800 1,600 2,400 3,200 Feet

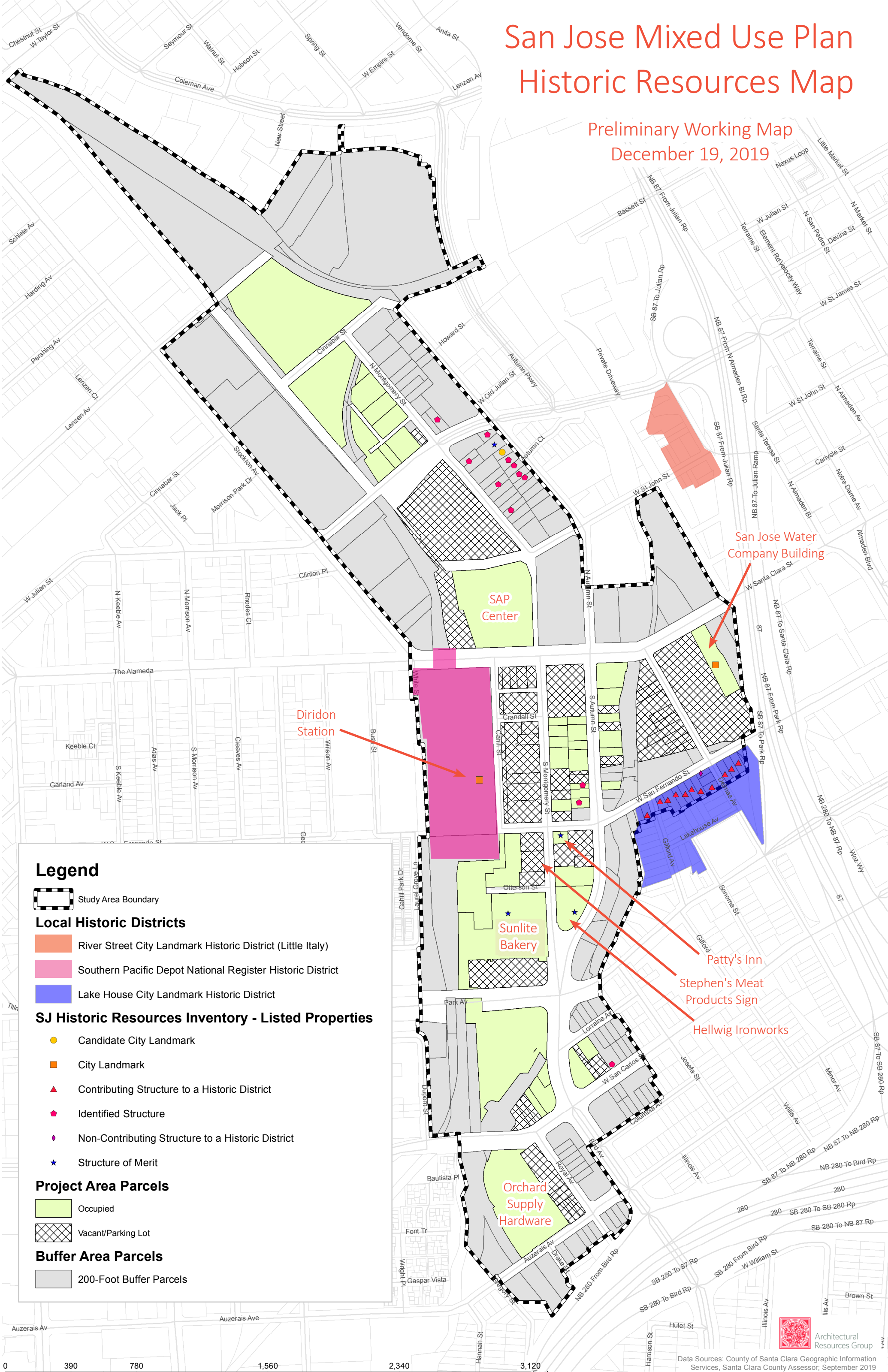


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Data Sources: County of Santa Clara Geographic Information Services, Santa Clara County Assessor; September 2019

San Jose Mixed Use Plan Historic Resources Map

Preliminary Working Map
December 19, 2019



Legend

Study Area Boundary

Local Historic Districts

- River Street City Landmark Historic District (Little Italy)
- Southern Pacific Depot National Register Historic District
- Lake House City Landmark Historic District

SJ Historic Resources Inventory - Listed Properties

- Candidate City Landmark
- City Landmark
- Contributing Structure to a Historic District
- Identified Structure
- Non-Contributing Structure to a Historic District
- Structure of Merit

Project Area Parcels

- Occupied
- Vacant/Parking Lot

Buffer Area Parcels

- 200-Foot Buffer Parcels



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Data Sources: County of Santa Clara Geographic Information Services, Santa Clara County Assessor, September 2019

0 390 780 1,560 2,340 3,120 Feet