

From: [Hill, Shannon](#)
To: [Downtown West Project](#)
Subject: FW: Summary Memo for November 6 HLC meeting
Date: Sunday, October 18, 2020 9:18:46 PM
Attachments: [Summary Memo for HLC 15 October 2019.pdf](#)

From: Sarah Hahn <S.Hahn@ARGSF.com>
Sent: Tuesday, October 15, 2019 3:58 PM
To: Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>
Cc: Bhavesh Parikh <bhaveshp@google.com>; Michael Jacinto <michaeljacinto@google.com>; Charles Chase <C.Chase@ARGSF.com>; Meghan King <M.King@ARGSF.com>
Subject: Summary Memo for November 6 HLC meeting

Hello Juliet,

As requested, please see attached for our summary memo of work in progress. Please let me know if you have any questions or need anything else to support the discussion at the November 6 HLC meeting.

Thank you,
Sarah

Sarah Hahn, Senior Associate
Architectural Historian & Preservation Planner

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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: 15 October 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 November 6, 2019.

ARG staff conducted survey fieldwork on September 19, 2019 and is currently completing both property-specific and contextual research to inform the identification and assessment of potential historic resources. Located adjacent to the historic Diridon Station and adjacent 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 development over time.

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), Candidate City Landmarks, 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
October 15, 2019

Legend

Study Area Boundary

Study Area Boundary

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

Buffer Area Parcels

200-Foot Buffer Parcels

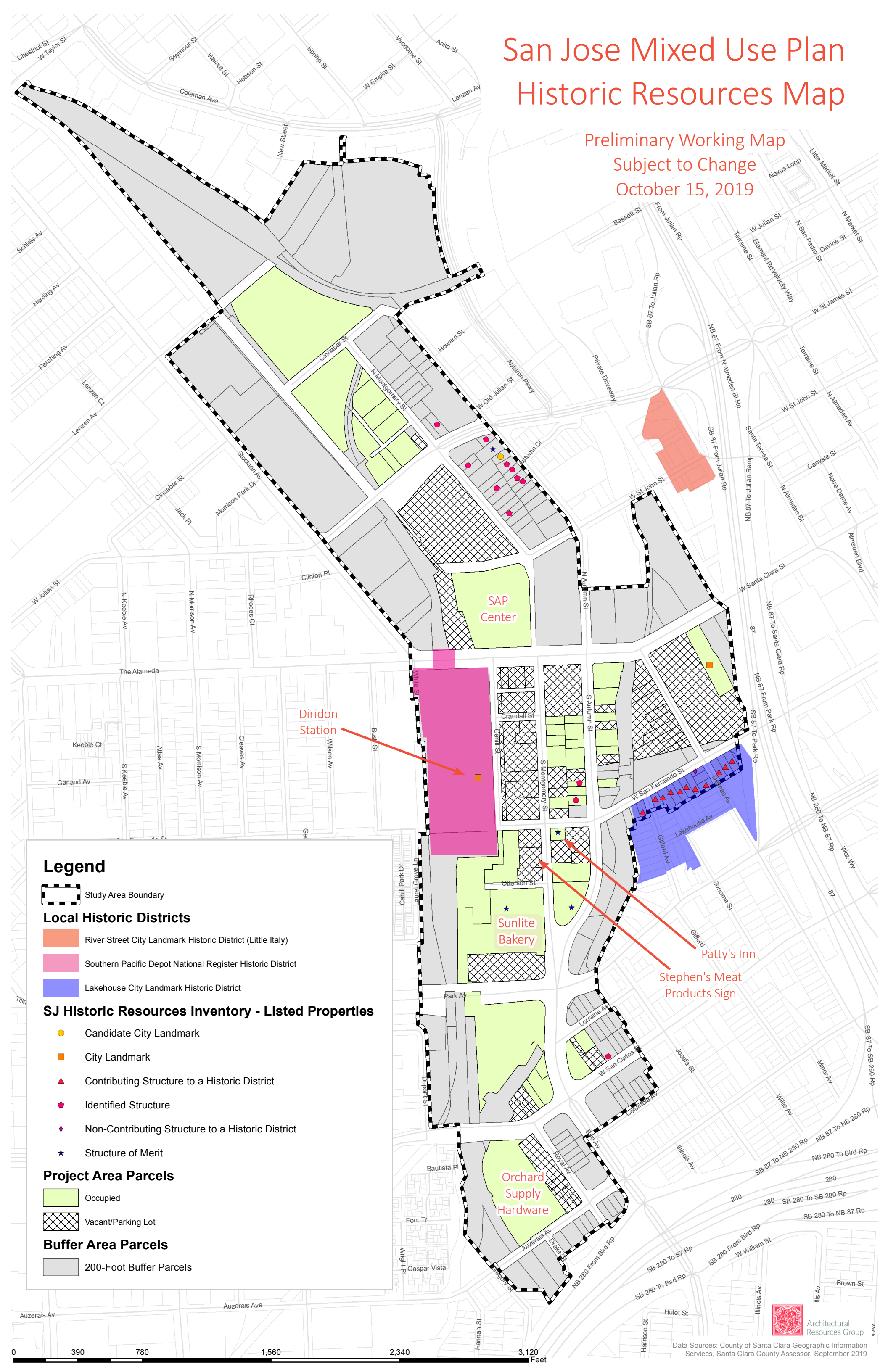


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Data Sources: County of Santa Clara Geographic Information
Services, Santa Clara County Assessor; September 2019

San Jose Mixed Use Plan Historic Resources Map

Preliminary Working Map
Subject to Change
October 15, 2019

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

Ayer, J.