

**From:** [Peak, Dana](#)  
**To:** [Downtown West Project](#)  
**Subject:** Fw: Quick Summary - Google  
**Date:** Tuesday, May 25, 2021 3:06:14 PM

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**Dana Peak Edwards**

Acting Historic Preservation Officer | Planning Division | City of San Jose  
200 E. Santa Clara Street, 3<sup>rd</sup> floor  
(408) 896-7943 Mobile  
<http://www.sanjoseca.gov/planning>

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**From:** Manford, Robert <Robert.Manford@sanjoseca.gov>  
**Sent:** Monday, November 16, 2020 11:25 AM  
**To:** Peak, Dana <Dana.Peak@sanjoseca.gov>  
**Cc:** Hughey, Rosalynn <Rosalynn.Hughey@sanjoseca.gov>; Keyon, David <david.keyon@sanjoseca.gov>  
**Subject:** Re: Quick Summary - Google

Thanks Dana.

Much appreciated.

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**From:** Peak, Dana <Dana.Peak@sanjoseca.gov>  
**Sent:** Monday, November 16, 2020 11:16 AM  
**To:** Manford, Robert <Robert.Manford@sanjoseca.gov>  
**Subject:** Re: Quick Summary - Google

Hi Robert,

Hope you had a great weekend. Here you go:

**Architectural Resources Group Survey**

All properties 45 years or older both within project site and within 200 ft of project boundaries.

**On-Site Historic Resources within Project Boundaries**

- 38 properties are 45 years of age or older and are "age eligible." Detailed evaluations for each property are located in the DPR 523 forms presented in Appendix C of the historic report.

- 9 are historical resources under the California Environmental Quality Act (eligible for National Register, California Register, and/or City Landmark or designated City Landmark)
  - 343 North Montgomery Street - Advance Metal Spinning constructed in 1941
  - 345 North Montgomery Street - Circus Ice Cream constructed in 1944
  - 55 and 57 S. Autumn Street, and 40 S. Montgomery Street - Kearney Pattern Works and Foundry was established at the site in 1922. The facility was enlarged in the 1930s, 1950s, 1960s, and 1990s.
  - 374 W. Santa Clara Street - San Jose Water Company building constructed in 1934. ***This is already a designated City Landmark***
  - 580 Lorraine Street - Democracy Hall constructed in 1961
  - 150 South Montgomery Street - Hellwig Ironworks constructed ca. 1934
  - 145 South Montgomery Street - Sunlite Baking Company constructed ca. 1936
  - 559, 563 and 567 W. Julian Street - this is a grouping of 3 houses
  - 105 South Montgomery Street - Stephen's Meat sign
- 4 eligible Structures of Merit on the project site not considered CEQA resources

#### Off-Site Historic Resources within 200 Feet of Project Boundaries

- 27 historic resources eligible for listing in the National Register, California Register, and/or for the San José Historic Resources Inventory as City Landmarks, Candidate City Landmarks, or as contributors to a City Landmark Historic District
  - Lakehouse City Landmark Historic District
  - Southern Pacific Depot Historic District
  - 195, 199, 203, 237 N Autumn Street
  - 160 N Montgomery
  - 394, 396, 398, 410, 416, 420, 426, 436, 446 and 454 W San Fernando Street (within Lakehouse City Landmark Historic District)
  - 119 and 124 Delmas Avenue (within Lakehouse City Landmark Historic District)
  - 117, 125, 131, 137, 149, 155, 163, 169 Gifford Avenue (within Lakehouse City Landmark Historic District)
- 10 Structures of Merit or Identified Structure off-site not considered CEQA resources

#### **Significant and Unavoidable Impacts**

##### **Impact CU-1**

Demolition of five on-site historic resources, including

- 343 North Montgomery Street (Advance Metal Spinning);

- 345 North Montgomery Street (Circus Ice Cream);
- 580 Lorraine Avenue (Democracy Hall)
- 145 South Montgomery Street (Sunlite Baking Co.); and
- Grouping of 3 houses at 559, 563, and 567 West Julian Street

Demolition is considered a substantial adverse change to a historic resource and a significant impact under CEQA.

### **Impact CU-3**

150 South Montgomery Street (Hellwig Ironworks) is proposed to be modified through one or more vertical additions above and/or horizontal additions south of the existing structure to accommodate new arts and cultural uses. The new addition is intended to create an “architecturally iconic civic/cultural center” through a combination and juxtaposition of historic and contemporary design elements. The scale and intent of the proposed modifications to the building, including the wide range of potential forms, sizes, locations, and design implications of possible additions, make it unlikely that the work on the building would meet the Secretary of the Interior’s Standards for the Treatment of Historic Properties, resulting in a significant impact.

### **Mitigation Measures**

Standard mitigation measures included in EIR, but do not reduce to less than significant impact. These include relocation, salvage, documentation and commemoration.

### **Less Than Significant with Mitigation Impacts**

### **Impact CU-2**

40 South Montgomery Street (Kearney Pattern Works and Foundry) is proposed to be relocated approximately 30 feet to the south to accommodate the extension of Post Street between South Montgomery and South Autumn Streets. The historic portions of the site will be shifted and the non-historic portions of the building would be demolished. Although the proposed relocation would maintain the resource’s historical relationships to the street grid, the potential exists for the building to be damaged during the relocation process. Without development and implementation of plans to stabilize the building during relocation and to repair and rehabilitate the building after relocation, impacts from relocation would be potentially significant.

### **Mitigation Measures**

Preparation of a Relocation Implementation Plan that includes a detailed description of the proposed relocation methodology and compliance with the Secretary of the Interior’s Standards for Rehabilitation. Mitigation Measures would reduce the impact on 40 South Montgomery Street to less than significant.

**Impact CU-4**

Construction on the project site would introduce new temporary sources of vibration in the vicinity of historic resources. Historical masonry structures can be particularly sensitive to ground vibrations, resulting in material damage to the historic fabric.

***Mitigation Measures***

Prepare Construction Vibration Operation Plan for Historic Structures to provide site-specific guidance related to the particular soil conditions, construction methodologies, and sensitivities of adjacent historic resources and reduce the impact to less than significant.

**Impact CU-7**

Project implementation would result in the redevelopment of the former Stephen's Meat Products parcel, currently a parking lot. This would necessitate removing the Stephen's Meat Products neon sign from its current location. Loss of the sign would directly affect a historic resource.

***Mitigation Measures***

Relocate the sign to a receiver site in consultation with a qualified historic preservation professional. If the sign is not immediately relocated, it shall be placed in secure storage.

**Less than Significant Impacts****Impact CU-5**

The project would modify the local designation boundaries of the San Jose Water Company and Southern Pacific Depot Historic District.

The amended boundaries of the San Jose Water Company would continue to encompass the portion of the lot occupied by the 1934–1940 portion of the buildings, as well as the relocated 1913 transformer building.

The parcel boundaries of the Southern Pacific Depot National Register Historic District vary slightly from the boundaries of the City Landmark Historic District. The project would modify the boundaries of the City Landmark to conform with the parcel boundaries.

The reduction of the City Landmark boundaries would not alter the San Jose Water Company or the Southern Pacific Depot Historic District in a material way, and both resources would retain their historic significance and the protections currently afforded them in the Historic Preservation Ordinance. Therefore, any direct or indirect impacts would be less than

significant.

### **Required Future Process**

HLC recommendation and Council approval to amend the boundaries of the designation landmarks.

### **Impact CU-6**

New construction on the project site would be evaluated by the City of San José for consistency with the Downtown West Design Standards and certain standards in the San Jose Downtown Guidelines. Therefore, with adoption and implementation of the Downtown West Design Standards, together with relevant standards in the Downtown Design Guidelines, would ensure that new construction within the vicinity of historic resources would include design modulations to reflect the nearby resources. For this reason, character-defining features of each resource would remain intact and changes to their setting would not materially affect their significance. Impacts on historic resources from density increases resulting from surrounding development, changes in adjacent land use, or changes in circulation patterns would be less than significant.

### **Culmulative Impacts**

#### **Impact C-CU-1**

The DSAP Final EIR concluded that implementation of the DSAP has the potential to contribute to cumulative impacts to historic resources at the city level. Because the boundaries of the DSAP and those of the proposed project substantially overlap, these conclusions can be equally applied to the project, which would itself result in significant and unavoidable impacts on historic resources.

### **Mitigation**

Same as for demolition above.

### **Dana Peak Edwards**

Historic Preservation Review Planner | Planning Division | City of San Jose

200 E. Santa Clara Street, 3<sup>rd</sup> floor

<http://www.sanjoseca.gov/planning>

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**From:** Manford, Robert <Robert.Manford@sanjoseca.gov>

**Sent:** Sunday, November 15, 2020 9:26 PM

**To:** Peak, Dana <Dana.Peak@sanjoseca.gov>

**Subject:** Quick Summary

Hi Dana:

At your convenience (but as soon as possible), can you please provide me with a quick summary of the Cultural resources section of the Google project EIR (i.e., impact analysis including number of buildings surveyed, number identified as historic within the project site, project impacts to these resources, mitigation if any, residual impacts). A 1 page or less summary will be good. Rosalynn asked for it on Friday and I totally forgot to remind you.

Robert