
APPENDIX D

EVALUATION OF POTENTIAL HISTORIC MITIGATION OPTIONS FOR THE
PROPOSED PROJECT AT 1065 SOUTH WINCHESTER BOULEVARD IN THE
CITY OF SAN JOSÉ

Archaeological Resource Management

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Attn: Mr. Henry Cord
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RE: EVALUATION OF POTENTIAL HISTORIC MITIGATION OPTIONS FOR THE
PROPOSED PROJECT AT 1065 SOUTH WINCHESTER BOULEVARD IN THE
CITY OF SAN JOSE

Dear Mr. Cord;

As per your request our firm is submitting the enclosed evaluation of potential historic mitigation options for the proposed project at 1065 South Winchester Boulevard in the City of San Jose. Based upon the requirements of the City of San Jose, a methodology was designed which included the following services:

Evaluation of Potential Historic Mitigation Options

- analysis of proposed project plans
- discussion of possible historic mitigation options/project alternatives
- an evaluation of the potential impacts of each mitigation option
- recommendations for appropriate mitigation options

Description of the Subject Property

The primary structure at 1065 S. Winchester Blvd. is a single story Italianate Victorian residence in fair condition. Roughly rectangular in shape, the home includes a full length front porch, a small extending bay on the northern facade, and two small rear additions. The roof is hipped and surfaced with composition shingles. The eaves are boxed and enclosed, and supported by decorative brackets. The exterior walls are surfaced with horizontal wooden siding in a shiplap configuration. Fenestration is primarily wooden framed, in a double-hung sash configuration. The front porch extends the length of the front facade, and is supported by turned wooden columns with decorative brackets. The front entrance is centrally placed, and flanked by large windows. The entry door is recessed, and topped with a transom window. The interior of the home is in fair condition. The dining room and kitchen are connected by a pass-through contained in a built-in cabinet. The dining room also features a fire place (currently boarded up)

The Historic Evaluation of the Property at 1065 South Winchester Boulevard determined that the property is not currently listed on the California Register of Historic Resources (CRHR), the National Register of Historic Places (NRHP), or the City of San Jose Historical Resources Inventory. However, the property does appear eligible for listing in the CRHR under Criteria 1 (for its association with the agricultural history of the Santa Clara Valley, and 3 as an example of an Italianate Victorian style residence and a California Style barn. The property also appears to be eligible for the City of San Jose Historical Resources Inventory as a Candidate City Landmark under Criterion 1 (for interest as part of local and regional history), Criterion 4 (for its association with the fruit growing and drying industry) and Criterion 6 (as a good example of an Italianate Style Victorian cottage and a California Style barn). As described above, additional structures on the property include a tank house converted for use as a storage shed, a large covered area for fruit drying, and a small drying shed. These structures contribute to the historic character of the property, however their loss would not appear to impact the property's eligibility for listing on the City of San Jose Historical Resources Inventory.

Analysis of Proposed Project Plans

The subject property consists of approximately 0.93 acres of land located at 1065 South Winchester Boulevard (APN 299-25-037) in the City of San Jose. The surrounding neighborhood consists primarily of commercial and multi-family residential buildings, dating primarily to the mid-to-late 20th Century, intermixed with more recent structures. The proposed project at 1065 South Winchester Boulevard includes the demolition of the existing single family residence, barn, and shed structures, and the construction of six story mixed-use building with one level of underground parking.

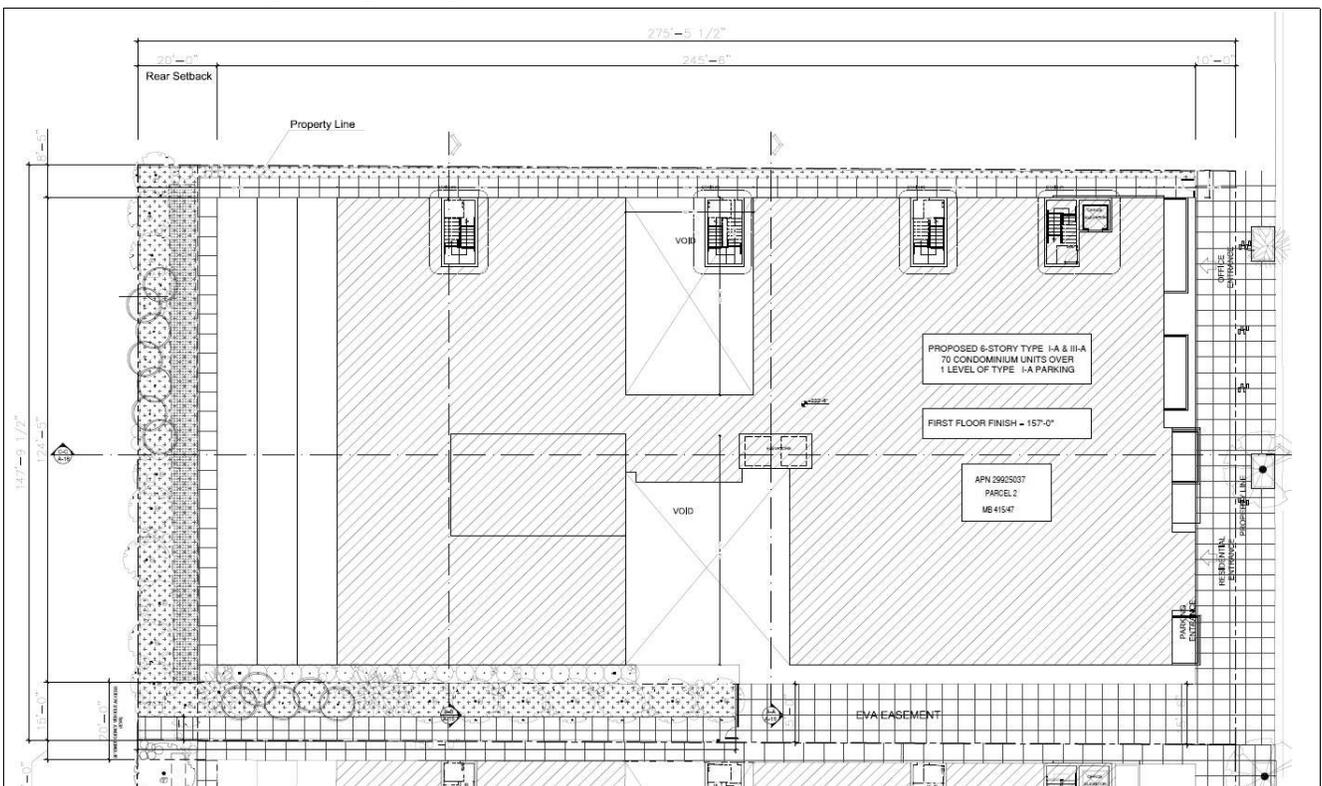


Figure 2: Proposed Site Plan for the Subject Property

This will include 70 condominium units totaling 130,840.1 square feet, 20, 410 square feet of commercial space, and 104 vehicle parking spaces. The project includes a 20 foot sidewalk along South Winchester Boulevard, a 20 foot rear set-back, a 15 foot setback on the south side of the property, and an 8 foot 5 inch setback on the north side of the property.

As currently designed, the proposed project would completely demolish the existing historic residence and barn, and thus result in the loss of this historic resource. Thus, potential mitigation options/project alternatives are discussed below.

Potential Mitigation Options/Project Alternatives and Evaluation of Impacts

Five potential Mitigation Options/Project Alternatives are presented below, with a brief evaluation of the impacts of each option on the historic resource. The options are presented in order of least historic impact (no project alternative), to greatest historic impact (photodocumentation of the structures prior to demolition).

Option 1: No project alternative. This option would retain the property as is, and no development would take place.

Evaluation of Impacts: This alternative would have no impact on the historic residence and barn. From an historic preservation perspective this would be the most favorable alternative, however it would not allow for any development on the subject parcel.

Option 2: Retention of the historic residence and barn in place, demolition of the shed structures, and redesign of the proposed structure around the existing historic buildings.

Evaluation of Impacts: This alternative would retain the most significant historic elements of the property in their current configuration. The property would retain its eligibility for inclusion in the California Register of Historic Resources and the City of San Jose Historic Resources Inventory. However, it may not provide a feasible footprint for the development as currently proposed.

Option 3: Relocation of the historic residence and barn within the subject parcel, demolition of the shed structures, and redesign of the proposed project around the structures in their new configuration.

Evaluation of Impacts: This alternative would retain the most significant historic elements within the subject property. The property would retain eligibility for inclusion in the California Register of Historic Resources and the City of San Jose Historic Resources Inventory. However it would likely necessitate a significant reduction in the size and number of units for the proposed project.

Option 4: Relocation of the historic residence and barn to another property within the City of San Jose, demolition of the shed structures, and construction of the proposed project as currently designed.

Evaluation of Impacts: This alternative would result in a loss of historic context (setting and location) for the historic structures. However, the buildings themselves would remain eligible for inclusion in the California Register of Historic Resources and the City of San Jose Historic Resources Inventory in their new setting.

Option 5: Generation of a non-HABS photo-documentation of the property to be carried out prior to demolition of all extant structures. This photo-documentation would consist of a detailed 35 millimeter and/or digital photographic record of the structures, exterior and interior. The photography would be presented in a binder with all photos in plastic sleeves and a photo location map. This photodocumentation would then be filed with the City of San Jose. Explanatory documentation of the property history should also be presented within the new development. This may take the form of a plaque, signage, or other appropriate display.

Evaluation of Impacts: This alternative would result in the loss of the historic resource, however a detailed pictorial record would be retained, and historical information on the property would be presented to the public.

Summary

As described above Option 1 (no project alternative) would be the preferred option from a historic preservation perspective. However it would not allow for any development of the subject parcel. Option 2 (retention of the residence and barn in place) similarly does not appear to allow for a feasible development footprint. Option 3 (relocation of the structures within the subject property) would allow for limited development of the site. Option 4 (relocation of the structures to another property within the City of San Jose) would result in a partial loss of historic integrity (setting and location). Option 5 (photo-documentation and presentation of historic information on-site) would allow for the proposed project as currently designed, however this would result in a loss of the historic resource. In the event that the proposed project is redesigned or modified to accommodate any of the above options, the proposed plans should be re-evaluated at that time.

Sincerely,



Robert Cartier, Ph.D.
Principal Investigator

RC/dj