

Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Chris Burton

**SUBJECT: NOMINATION OF ALAMEDA
PARK/SCHIELE AVENUE
HISTORIC DISTRICT**

DATE: April 10, 2024

Approved



Date

4/17/24

COUNCIL DISTRICT: 6

RECOMMENDATION

- a) Adopt a resolution nominating the geographically defined area of Alameda Park/Schiele Avenue for designation as a City Landmark Historic District.
- b) Direct the City Manager or her designee to initiate the required process and proceedings to designate the historic district, including necessary outreach to community members and property owners.

SUMMARY AND OUTCOME

Adoption of the resolution would initiate the process of designating the geographically defined area of Alameda Park/Schiele Avenue as a City Landmark Historic District. In 2021, the proposed district was determined by a qualified historic resources consultant to meet the significance criteria for designation under the Envision San José 2040 General Plan and San José Municipal Code Section 13.48.120. The Rules and Open Government Committee voted, on March 24, 2021, to forward the nomination of the geographically defined area of Alameda Park/Schiele Avenue as a City Landmark Historic District to the City Council for consideration.

The geographically defined area of Alameda Park/Schiele Avenue consists of 132 properties and is listed in the San José Historic Resources Inventory (HRI) as an eligible Conservation Area or Candidate City Landmark District. The area is generally bounded by Stockton Avenue on the east, the south side of Pershing Avenue on the south, Hoover Avenue on the west, and the north side of Schiele Avenue, and a portion of the south side of Schiele Avenue on the north. Refer to the attached boundary map (**Attachment**).

Initiating the process to designate the geographically defined area of Alameda Park/Schiele Avenue as a City Landmark District includes the update of the 2021 documentation and significance evaluation by a qualified historic resources consultant to address on a City and state

level issues of equity in housing development during the first part of the twentieth century, the use of restrictive covenants, and the extent and impact of redlining in some downtown neighborhoods. This research will be prepared in the form of a focused historic context statement that will be part of the 2021 San José Historic Context and will then be available to help other consultants understand the historic context of San José properties. Initiation of the historic district designation would also include public outreach in the form of website updates and community meetings prior to the City Council's deliberation on the designation.

BACKGROUND

On June 3, 2020, the geographically defined area of Alameda Park/Schiele Avenue was listed on the HRI as an eligible Conservation Area or Candidate City Landmark District by the Historic Landmarks Commission. The area was recommended for listing based on extensive research and documentation submitted by representatives of the neighborhood. Department of Planning, Building, and Code Enforcement staff conducted a field survey and an independent review of the documentation and determined that the area met the required eligibility findings based on the high concentration of historic properties, cohesive pattern of development, and high architectural integrity. Postcard notices were mailed on May 22, 2020 to all property owners on record of the proposed listing on the HRI. The HRI serves as a resource document used as a foundation for the future designation of historic landmarks and/or districts, as well as for the review and evaluation of proposed building alterations and proposed development on listed properties.

Following the listing of the geographically defined area of Alameda Park/Schiele Avenue on the HRI, the area was documented and evaluated by a qualified historic resources consultant, Archives and Architecture, on the State of California Department of Parks and Recreation Primary Record and District Record forms. The consultant determined that the qualities and characteristics of the Alameda Park and Schiele Avenue subdivisions meet the significance criteria for designation under the Envision San José 2040 General Plan and San José Municipal Code Section 13.48.120 because the district represents a comprehensive pattern of historic development west of San José's original city; its association with residential development during the period 1888-1941; and its embodiment, within the boundaries of the neighborhood, of architectural styles that represent the breadth of design of the associated historic periods. The neighborhood includes excellent examples of Victorian, Arts and Crafts, and California Revival architecture.

Based upon the documentation prepared by the qualified historic resources consultant and the HRI listing, on March 24, 2021, the Rules and Open Government Committee considered a memorandum submitted by Councilmember Dev Davis recommending that the Committee forward a resolution to the City Council to nominate the geographically defined area of Alameda Park/Schiele Avenue as a City Landmark District and initiate the process for designation. Former Councilmember Sylvia Arenas requested that the City be mindful of historic redlining practices that kept people of color out of predominantly white neighborhoods. Upon the motion by Councilmember Dev Davis, seconded by former Councilmember Raul Peralez, the Committee voted to forward the nomination of the geographically defined area of Alameda Park/Schiele

Avenue to the City Council for consideration on March 30, 2021, with a recommendation to approve a resolution to nominate and initiate the nomination. (4-1 noes: Arenas). City Council action was deferred to April 20, 2021, when the item was dropped from consideration.

ANALYSIS

The San José Municipal Code Section 13.48.020 defines a “historic district” as a geographically definable area of urban or rural character, possessing a significant concentration of community of site, buildings, structures, or objects unified by past events or aesthetically by plan or physical development. In 2021, Alameda Park and Schiele Avenue subdivisions were determined to meet the significance criteria for designation under the Envision San José 2040 General Plan and San José Municipal Code Section 13.48.120.

In order to address concerns that were raised by former Councilmember Sylvia Arenas at the Rules and Open Government Committee meeting in 2021, Archives and Architecture was retained in December 2023 to prepare the final documentation required to initiate the City Landmark District designation of Alameda Park/Schiele Avenue subdivisions and to support the designation process, including community engagement meetings and public hearings before the Historic Landmarks Commission, Planning Commission, and the City Council. The consultant is in the process of preparing a focused historic context statement that will tier-off the updated San José Historic Context Statement and cover issues of equity in housing development during the first part of the twentieth century in San José and its California context, the use of restrictive covenants, and the extent and impact of redlining in some downtown neighborhoods. The consultant is also addressing the more recent changes in neighborhood makeup and its diversity, including an influx of persons associated with the LGBTQ communities in the neighborhood and the greater neighborhoods along The Alameda. In addition, the consultant is revising the Alameda Park/Schiele Avenue subdivision’s California Department of Parks and Recreation Form 523D - District Record to focus on the technical aspects of the district, including an updated list of contributing buildings, definitions, references, assessors’ parcels, and boundary definition. Finally, the consultant is providing a detailed description of why and how the proposed historic district meets the definitions and significance criteria set forth in San José’s Historic Preservation Ordinance and updates the justification findings for City Landmark District designation.

The above-described consultant work will be completed prior to the public hearings before the Historic Landmarks Commission, the Planning Commission, and the City Council. The nomination of the geographically defined area of Alameda Park/Schiele Avenue is recommended at this time to initiate the process, to allow time for the consultant to complete the final documentation, and to allow time for staff to prepare educational materials, develop a companion website, and to schedule community outreach meetings.

EVALUATION AND FOLLOW-UP

Following the adoption by the City Council of the resolution to nominate the geographically defined area of Alameda Park/Schiele Avenue for designation as a City Landmark Historic District and to direct staff to initiate the designation process, staff will work with the consultant to complete the update to the historic district documentation and conduct public outreach on the proposal.

The Historic Preservation Ordinance requires a proposed historic district to be referred to the Historic Landmarks Commission and then to the Planning Commission for recommendations. Following the community meetings, public hearings will be scheduled before the Historic Landmarks Commission and the Planning Commission. These meetings will be public hearings requiring public notice and publication in a newspaper of general circulation. When the recommendations from the commissions and public comment have been received, the proposed designation of the geographically defined area of Alameda Park/Schiele Avenue will be agendized for City Council consideration at a public hearing. The City Council would have the option to adopt a resolution to approve, conditionally approve, modify and approve the designation, or to deny the designation.

BUDGET REFERENCE

On May 23, 2023, Councilmember Dev Davis requested that the City Council modify the City Manager's 2023-2024 Proposed Budget to incorporate a budget proposal of \$100,000 for the Alameda Park/Schiele Avenue Historic District. The purpose of the budget request (BD 13) was to augment Department of Planning, Building, and Code Enforcement funding and staff resources to conduct the required public outreach that includes community meetings, mailings, translations, and public hearings at the appropriate body. In addition, the budget request covered any ancillary costs associated with this work. The anticipated outcome was to provide staff with the resources necessary to complete this work and bring a recommendation to the City Council. The City Council approved the budget request as part of the Fiscal Year 2023-2024 budget.

Fund #	Appn #	Appn Name	Total Appn	Amt. for Recommendation	2023-24 Adopted Operating Budget Page	Last Budget Action (Date, Ord. No.)
001	0582	Non-Personal / Equipment	\$1,622,061	\$100,000	758	02/13/2024, 31040

HONORABLE MAYOR AND CITY COUNCIL

April 10, 2024

Subject: Nomination of Alameda Park/Schiele Avenue Historic District

Page 5

COORDINATION

This memorandum has been coordinated with the City Attorney's Office and the City Manager's Budget Office.

PUBLIC OUTREACH

This memorandum will be posted on the City's Council Agenda website for the April 30, 2024 City Council meeting.

COMMISSION RECOMMENDATION AND INPUT

No commission recommendation or input is associated with this action.

CEQA

Exempt pursuant to CEQA Guidelines Sections 15262 - Feasibility and Planning Studies for possible future actions which the City Council has not approved, adopted, or funded.

PUBLIC SUBSIDY REPORTING

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

/s/

Chris Burton

Director, Planning, Building, and Code
Enforcement

For questions, please contact Dana Peak Edwards, Principal Planner, Historic Preservation Officer, at dana.peak@sanjoseca.gov or (408) 534-2990.

Attachment: Boundary Map of Proposed Alameda Park/Schiele Avenue Historic District

ATTACHMENT : BOUNDARY MAP OF PROPOSED ALAMEDA PARK/SCHIELE AVENUE HISTORIC DISTRICT



*Proposed Schiele Subdivision and Alameda Park Historic District Boundary Map
(not to scale – Ersi Community Maps contributors, City of San Jose, County of Santa Clara County et al)*