

## POST- 9/24-Item 10.4 - Public Comments

Espejo, Gina <Gina.Espejo@sanjoseca.gov>

Fri 9/13/2024 3:29 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

Cc:CMOAgendaServices <cmoagendaservices@sanjoseca.gov>;Blattman, Rachelle <Rachelle.Blattman@sanjoseca.gov>

 2 attachments (479 KB)

Schiele Alameda Historic District - Public Comment 1.pdf; Schiele Alameda Historic District - Public Comment 2.pdf;

Hi,

Please post the attached public comments for item 10.4.

Thank you,

Gina

**Gina Espejo**

Executive Analyst - Agenda Services

Office of the City Manager - Administration, Policy and Intergovernmental Relations

  
[gina.espejo@sanjoseca.gov](mailto:gina.espejo@sanjoseca.gov)

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City of San José | 200 E. Santa Clara St. | San José, CA 95113

[www.sanjoseca.gov](http://www.sanjoseca.gov)

## Chen, Heidi

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**Sent:** Thursday, August 29, 2024 11:42 AM  
**To:** Powell, Alexander  
**Subject:** RE: Comments for Schiele Alameda Historic District

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**From:** Meredith Muller [REDACTED]  
**Sent:** Wednesday, August 28, 2024 5:45 PM  
**To:** PlanningSupportStaff <[PlanningSupportStaff@sanjoseca.gov](mailto:PlanningSupportStaff@sanjoseca.gov)>  
**Subject:** Fwd: Comments for Schiele Alameda Historic District

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Please see attached message which I sent to a slew of email addresses which were on a document a neighbor stuffed in my mailbox. I hope these comments made it into the agenda notes in that way.

=====  
Meredith D. Muller  
Middle School Teacher  
she / her

----- Forwarded message -----

**From:** Meredith Muller [REDACTED]  
**Date:** Tue, Aug 27, 2024 at 11:04 PM  
**Subject:** Comments for Schiele Alameda Historic District  
**To:** <[Planningcom1@sanjoseca.gov](mailto:Planningcom1@sanjoseca.gov)>, <[Planningcom2@sanjoseca.gov](mailto:Planningcom2@sanjoseca.gov)>, <[Planningcom3@sanjoseca.gov](mailto:Planningcom3@sanjoseca.gov)>, <[Planningcom4@sanjoseca.gov](mailto:Planningcom4@sanjoseca.gov)>, <[Planningcom5@sanjoseca.gov](mailto:Planningcom5@sanjoseca.gov)>, <[Planningcom6@sanjoseca.gov](mailto:Planningcom6@sanjoseca.gov)>, <[Planningcom7@sanjoseca.gov](mailto:Planningcom7@sanjoseca.gov)>, <[planningcom8@sanjose.gov](mailto:planningcom8@sanjose.gov)>, <[planningcom9@sanjose.gov](mailto:planningcom9@sanjose.gov)>, <[planningcom10@sanjose.gov](mailto:planningcom10@sanjose.gov)>, <[dev.davis@sanjose.gov](mailto:dev.davis@sanjose.gov)>

Dear planning commissioners and city council members,

I am strongly in favor of creating the Schiele Alameda Park City landmark district. My family has owned the home I live in since 1980 when my home was 90 years old, it is now 134 years old. I know that some of my neighbors do not agree with the historic landmark district designation however I am not swayed by their arguments. My home is a duplex which I have recently renovated and rented and I am currently applying to build an ADU. I had a meeting with the permit office this morning in which they said that the historic designation would have minimal to no impact on my plans which will further increase occupancy on the property. I have restored many aspects of my home myself and do not find updating the fixtures, fittings, walls, and utilities burdensome. Several homes in the neighborhood have changed hands in the past year at prices commensurate with other non-historic neighborhoods. The cost to maintain and comfortably dwell in a home that is old is not so different from a home that is newer. Historic homes tend to be well built homes and well designed homes. I am grateful to be surrounded with craftsmanship and durable materials. I am proud to live in a neighborhood that values community and one which has shared resources like old trees on our beautiful streets. I

consider the beauty of my neighborhood to greatly add to my quality of life. Because these homes were built before modern car dependency they create a walkable, livable, socially inviting environment which many cities, including San Jose, are desperate to replicate. I believe that the deeply felt concerns that some neighbors have over the racial and classist implications of historic districting are misleading. This neighborhood has a fair bit of LGBTQ+ history in addition to being a yellow-lined neighborhood during the period of discriminatory mortgage lending practices. Some of our immigrant elders have lived here that long. Further our neighborhood's census data mirrors the ethnic diversity of San Jose as a whole. I hope that you vote in favor of the historic district and that our community continues to benefit from the preservation work of many of its thoughtful and hard working residents. Please help us steward the gifts of the past to share with future generations.

Be well,  
Meredith Muller



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## Chen, Heidi

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**To:** Powell, Alexander  
**Subject:** RE: Agenda Item 5a. 8/28/24 Oppose Landmark Designation

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**From:** Lori Katcher [REDACTED]  
**Sent:** Wednesday, August 28, 2024 5:45 PM  
**To:** PlanningSupportStaff <[PlanningSupportStaff@sanjoseca.gov](mailto:PlanningSupportStaff@sanjoseca.gov)>  
**Subject:** Agenda Item 5a. 8/28/24 Oppose Landmark Designation

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Hi Planning Commissioners,

My name is Lori Katcher, I am a homeowner in Alameda Park/Schiele Ave neighborhood, which is on unceded Ohlone land, and also acknowledge the privilege of home ownership that comes with responsibility to our community at large.

I am opposed to Historic Landmark District designation specifically related to equity issues.

If historic designation restricts how and what materials homeowners must use in repairs/remodels, some homeowners will not have the adequate financial resources to then make those repairs. That may mean living with leaky windows, for example, or an inaccessible entrance for a family with accessibility needs. Being able to keep a home dry and accessible are issues of equity. Windows/doors that comply with historic guidelines are prohibitively expensive. **Does the city provide and clearly publicize funding for people who cannot afford these expensive replacements?**

I think a better use of the city's time would be to create a policy regarding home owners who leave their property empty and rotting. Those homes, of which we have 3 on Schiele Ave, pose public health concerns for the whole neighborhood including fire, vector, and rodents. AND these homes are desperately needed in our housing inventory since we have over 6,000 unhoused people in San Jose.

It is important to me that everyone's voice is heard, especially those who are most negatively impacted by past and current housing policies. Instead of a landmark district, let's prioritize finding ways that our neighborhood can contribute to equitable and affordable housing policies.

### **Provisions that must be required if designation goes through:**

- 1.
- 2.
3. City of SJ
4. **provide and clearly publicize**
5. funding for homeowners who cannot afford to make needed repairs and upgrades that comply with "this old house" guidelines to keep their home safe, dry and accessible.

- 6.
- 7.
- 8.
9. All state policies, such as SB9, regarding ADUs and JADUs be followed in historic landmark designated areas.
- 10.
- 11.
- 12.
13. Review existing design guidelines to ensure that preserving integrity does not result in preservation laws being used
14. as a tool to keep out affordable housing.
- 15.

**Background:** I have much respect for the immense amount of work, time, energy, research that neighbors have put into documenting our neighborhood’s historical architecture in accordance with the city’s historic district policies.

I appreciate being a steward of historic architecture. While I participated in outreach to our neighborhood in 2020 re historic designation, afterwards, I realized a few things:

- 1.
- 2.
3. Outreach was limited due to pandemic. Larger neighborhood support was warranted.
- 4.
- 5.
- 6.
7. Neighbors, including myself, wanted and asked city staff in 2020 for clear facts and examples about what historic
8. district designation would mean financially for homeowners who want/need to make home repairs and remodels. We never heard back regarding these requests.
- 9.
- 10.
- 11.
12. While this is a neighborhood with beautiful historic architecture that I enjoy preserving, my
13. priority is to address issues of concern surrounding our history, the way forward to more inclusive, affordable housing, and not perpetuate harm.
- 14.

**Questions for Planning Commissioners:**

- 1.
- 2.
3. Would a current historic district designation perpetuate exclusionary housing policies?
- 4.
  
- 2.
- 3.
4. Can we separate the harm caused by past exclusionary covenants from preserving architecture?
- 5.

- 3.
- 4.
5. Though we did not cause the harm, many of us have greatly benefited from housing ownership, while those policies were
6. detrimental for people of color. How can we as residents and as a city, begin to right the wrongs of the past?
- 7.

- 4.
- 5.
6. Are we looking at this through an equity lens? What are best practices for equity when considering historic designations?
7. Are there any good examples from other cities?
- 8.

Thank you,

Lori Katcher



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## FW: Schiele Avenue Historic Designation on 9/17/2024 council agenda

**From:** Kelly Snider <[REDACTED]>

**Sent:** Tuesday, August 27, 2024 8:07 PM

**To:** Planning Commission 1 <[PlanningCom1@sanjoseca.gov](mailto:PlanningCom1@sanjoseca.gov)>; Planning Commission CW <[PlanningComCW@sanjoseca.gov](mailto:PlanningComCW@sanjoseca.gov)>; Planning Commission 6 <[PlanningCom6@sanjoseca.gov](mailto:PlanningCom6@sanjoseca.gov)>; Planning Commission 4 <[PlanningCom4@sanjoseca.gov](mailto:PlanningCom4@sanjoseca.gov)>; Planning Commission 8 <[PlanningCom8@sanjoseca.gov](mailto:PlanningCom8@sanjoseca.gov)>; Planning Commission 5 <[PlanningCom5@sanjoseca.gov](mailto:PlanningCom5@sanjoseca.gov)>; Planning Commission 2 <[PlanningCom2@sanjoseca.gov](mailto:PlanningCom2@sanjoseca.gov)>; Planning Commission 7 <[PlanningCom7@sanjoseca.gov](mailto:PlanningCom7@sanjoseca.gov)>; Planning Commission 10 <[PlanningCom10@sanjoseca.gov](mailto:PlanningCom10@sanjoseca.gov)>

**Cc:** info <[REDACTED]>; Davis, Dev <[dev.davis@sanjoseca.gov](mailto:dev.davis@sanjoseca.gov)>; info <[REDACTED]>

**Subject:** Alameda-Schiele HLD24-001

Dear Planning Commissioners and City Councilmembers,

I oppose creating the Schiele Alameda Park City Landmark District. I have lived in three homes in the neighborhood since 2000; two that I rented with my young family and one which I bought 22 years ago and is my permanent residence. I know exactly what it's like to live in these old houses, so let me tell you why I am opposed to this district.

1. These homes are the most family-unfriendly homes around. The kitchens are too small for refrigerators (literally - in unrenovated homes the only place to fit a frig or a dishwasher is on the back porch. Ask all the realtors). They have horrifying gas furnaces in the basement that just blast out hot air like a pizza oven - and trust me when you are tending your toddler's little feet that have been singed by the floor furnace grate the last thing you want is to "preserve" these old pieces of crap.
2. Every wall and window is covered in lead paint. It's ALREADY prohibitively expensive to rip out these dangerous old windows and replace with energy-efficient modern ones, we have to spend our own money for lead abatement and it makes everything 10X more expensive. We should be getting SUBSIDIES from the gov't to help abate these lead monsters - not "preserving" them. I know this for a fact because my neighbors on Pershing had one parent in the hospital battling cancer when a terrible winter storm damaged their Living Room walls and windows, so they had them replaced with gorgeous new and energy-efficient windows. But they LITERALLY GOT A CITATION from the historic preservation police the very next week - AND HAD TO RIP OUT THEIR WINDOWS AND BUY NEW WINDOWS WHICH MATCHED THE PERIOD OF THE HOUSE. They had to do this during a once-in-a-century rainstorm (in 2023) and while they were raising their kid and battling cancer. It was and is horrifying - let us owners buy whatever windows we can afford to keep our families safe.
3. They're full of asbestos. Also horse-hair insulation, termites, knob-and-tube wiring that looks like a Frankenstein horror movie, and a century of rat-poop in every basement. It's prohibitively expensive already for us to try and update these falling-apart old homes with proper insulation, proper venting for our toilets and appliances, trying to scrape up asbestos and keep our families safe. It is absurd to ask us to pay for MORE EXPENSIVE MATERIALS and battle through MORE BUREAUCRACY when we are the residents who are filling the local schools, working in local jobs, and volunteering on local commissions and boards. Help us - don't harm us with these horrible regulations that add time and money to families who are already doing so much.
4. The reason everyone loves this neighborhood is the "tree-lined streets". Well - I have news for you. The Tree-Lined Streets are gorgeous because we all have PG&E easements in our backyards. So our streets look GORGEOUS because they're full of tall old trees that have never been hacked off by PG&E. Instead of punishing us, tell PG&E to put ALL their utilities underground (like they should have 25 years ago) so that \*every\* neighborhood can be Beautiful and Tree-Lined. That's something I'd fight for - but not keeping these crappy old termite-infested homes intact as they were in 1925. Gross.

5. Speaking of EXPENSIVE STUFF WE ALREADY HAVE TO DO because generations of public officials before you were bad at their jobs: We have to maintain the city's falling-apart sidewalks. Which are destroyed by the "pretty street trees" aforementioned because there's no irrigation to support these trees because we live in a desert now. It is SO FREAKING EXPENSIVE to trim the trees, repair the driveway aprons, grind down the sidewalks, repair the curbs and gutters - oh yeah and also install sewer cleanouts so these 100-year-old pipes don't backup literal crap into our homes. We are ALREADY paying for true PUBLIC WORKS adjacent to our private property (the city should be paying for each of these items, full stop). We cannot now be expected to "pay for" a few residents' desire to see old-fashioned wavy glass windows - if they want to see it so bad, they can go to History Park and take a gander - in my house I want safe, efficient, and practical thank you very much.

6. Multi-generational living is impossible in these little bungalows. I know because I had to substantially renovate my old house when my father moved in with us for the last years of his life. I didn't have time to "shop around" for a historically accurate door threshold when he fell ill - I had to replace the door with something his wheelchair would fit through ASAP. Forcing us to submit to subjective design review standards EVERY TIME we want to replace a window, or put in a new bathroom with a roof vent, or a new front door and porch that is wheelchair-friendly is bad policy, period.

7. California has Mills Act contracts for a reason. Anyone who wants to can execute a contract with the State to VOLUNTARILY preserve their home and in exchange they get a HUGE property tax break. That's a winning policy! It's an incentive (not a punishment like this is) and it allows for OPTING IN. Instead of forcing 125 homeowners to comply with onerous regulations to indulge the whims of a few historic preservation aficionados - why don't those few people do a Mills Act on their house? Our neighborhood has two new Mills Act houses on Magnolia and on Schiele in just the last 12 months - something that true history buffs can avail and the rest of us who just (again) want a SAFE AND HEALTHY place to live don't have to pretend we're Laura Ingalls every time we traipse out to the backyard and descend a basement staircase when our kids' gym clothes need washed.

8. The Schiele Alameda Park neighborhood is three blocks from the Diridon Train Station. This neighborhood should NOT be preserved - it should be UPZONED and REDEVELOPED as soon as physically possible. This entire area should be full of triplexes and duplexes before the century is out - beautiful multi-generational homes with ADUs and JADUs for our kids and our caregivers, with solar panels on every roof. The idea of preserving in amber this whole neighborhood when it is LITERALLY ADJACENT TO the new BART extension for which taxpayers are paying \$12 Billion dollars is laughable! We built the light rail system in 1985 and today it is STILL surrounded by park-and-ride lots for acres at virtually every station. Land Use and Transportation must be done together - and it's unconscionable that the same officials voting to spend \$12 Billion of public money on the most heralded transit expansion on the West Coast would, at the very same time, vote to "preserve" homes and land use the way some old architects in 1921 envisioned it. You simply MUST match the land use policy to the transportation policy because this neighborhood is too urban, too vital, and too important to limit its development potential.

9. Now we're getting to the really objectionable reasons - when these homes were built in the 1920's they were intended to be for the "poor workers" who punched timecards in canneries and performed domestic labor for their much-wealthier College Park and Rose Garden neighbors. That's why those neighborhoods have big lots, big homes, and big money owners. We are living in an embodiment of a racist and classist red-lined planning exercise circa 1921 that wanted poor people to live nearby their wealthy employers, but obviously not in the same nice big houses - no, these little 950 s.f. bungalows were built tiny so the poor lower classes could afford them. I am NOT interested in preserving that legacy in a neighborhood - those lessons belong in museums and classrooms, they do not belong on my street and my home should not be living testimony to the redlining discrimination that fueled so much of San Jose's 20th-century development.

10. Finally: putting this landmark district in place - literally THE FIRST OF ITS KIND in San Jose - will put the most onerous and most subjective "design review" standards onto one of the few urban neighborhoods that is actually still affordable to newcomers and young families. This kind of historic district would specifically preclude multi-story additions, and prevents taking advantage of valuable state laws such as SB9 and the recently adopted AB 1033. We could be building ADUs in our attics and adding gorgeous balconies and then SELLING those second-floor units as Condominiums to our kids and other young buyers, but that all goes poof! once you put a landmark designation on it. This is an attempt by anti-growth NIMBYs to stop diverse families and creative new homeowners from thriving in this neighborhood. The proponents would rather see literally ABANDONED vacant historic homes with perfect porch railings (we have two of them on Schiele!) than see healthful, modern, safe, practical, and functional homes built via renovations that will serve families of the 21st century and beyond. As VP Kamala Harris says - We. Are. Not. Going. Back.

Please deny the City Landmark District. If you do vote to approve it, please add in protections for homeowners so that we can make whatever changes we want if it's a health and safety item like abatement, windows/doors, or egress; and so we have the unfettered right to enact ADU and SB9 units on our properties and can continue to thrive with our diverse and multi-generational families in this urban neighborhood just 3 short blocks from Diridon Station.

Thank you,  
Kelly Snider



**FW: September 24 City Council Agenda Item 10.4 regarding HLD24-001 Application for designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District**

City Clerk <city.clerk@sanjoseca.gov>

Fri 9/13/2024 12:47 PM

To:Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Kay Gutknecht [REDACTED]  
**Sent:** Friday, September 13, 2024 11:21 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Fw: September 24 City Council Agenda Item 10.4 regarding HLD24-001 Application for designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District

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Please see email below in support of the historic district designation.

----- Forwarded Message -----

**From:** Kay Gutknecht <[REDACTED]>  
**To:** "mayoremail@sanjoseca.gov" <mayoremail@sanjoseca.gov>; "district1@sanjoseca.gov" <district1@sanjoseca.gov>; "district2@sanjoseca.gov" <district2@sanjoseca.gov>; "district3@sanjoseca.gov" <district3@sanjoseca.gov>; "district4@sanjoseca.gov" <district4@sanjoseca.gov>; "district5@sanjoseca.gov" <district5@sanjoseca.gov>; "district6@sanjoseca.gov" <district6@sanjoseca.gov>; "district7@sanjoseca.gov" <district7@sanjoseca.gov>; "district8@sanjoseca.gov" <district8@sanjoseca.gov>; "district9@sanjoseca.gov" <district9@sanjoseca.gov>; "district10@sanjoseca.gov" <district10@sanjoseca.gov>  
**Cc:** "dana.peak@sanjoseca.gov" <dana.peak@sanjoseca.gov>  
**Sent:** Monday, September 2, 2024 at 12:25:28 PM PDT  
**Subject:** HLD24-001 Application for designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District

On September 24 you will have an opportunity to vote to make my neighborhood the City's fifth residential Landmark Historic District, the first application to come before City Council in sixteen years. I am a property owner in the neighborhood and strongly support the designation. Numerous neighbors have worked for twenty years to get to this point, preparing hundreds of pages of documentation as requested by the City's Historic Preservation Officers. We are exceptionally grateful to Dev Davis for making this designation one of her 2024 goals.

So what makes this neighborhood worth preserving as a City Landmark Historic District?

- 1. It is a geographically definable area** comprised of the Schiele Subdivision, developed in 1888, and the Alameda Park Subdivision, developed in 1922. Alameda Park overlapped a previously undeveloped part of the Schiele Subdivision creating a united community.
- 2. It is an early example of suburban development for the working people.** At the time the neighborhood was developed, The Alameda was the site of huge estates for the wealthy. Both the Schiele Subdivision and Alameda Park were developed to give people of moderate means a chance to live right off The Alameda and take advantage of its state-of-the-art transportation and excellent renowned Hester School. Resident occupations included: salesmen, auto mechanics, barbers, cannery workers, railroad towermen, teachers, and small local business owners. With 130 lots created from two

estates, it was the high-density, affordable housing of its day. The original mansion, relocated to a Schiele lot on The Alameda, became the subdivision's gateway house.

3. **It is architecturally significant:** With unifying size, setback, and period styles, the houses, although built more than 100 years ago, have maintained their charm and appeal. The houses include some of the best of the early work of important San Jose builders and architects. A historical neighborhood often consists of large and showier houses. The Schiele Subdivision/Alameda Park neighborhood is an example of how a far more modest neighborhood can hold up architecturally after more than a century. Eighty-five percent of the houses still contribute to the historical character of the neighborhood
4. **It is an example of how a neighborhood can turn around from early racial restrictions.** The Alameda Park portion of the neighborhood was, in 1922, one of the many residential subdivisions subject to racially restrictive covenants. Within 10 years, it was itself yellow-lined and considered a risk. Within 60 years, it became a gay mecca and the site of early gay liberation politics and lifestyle. Today, it is a fully diverse neighborhood consisting of people of all races, ethnicities, and orientation.

I recognize there are dissenters who believe the neighborhood should not be preserved, because it is located across the street from the boundary of the City's downtown district, only a couple blocks from the boundary of the Diridon Plan District, and only a 20 minute walk from the Diridon train station. They prefer it be available to be torn down and high density housing built on its 25 acres, because the City's Master Plan is committed to more housing in the City core. However, the Master Plan also has a commitment to preserve historic neighborhoods, most of which will be in and near the City center. People who live and work in San Jose deserve and desire choices in living situations. In 2022 I had a chance meeting with the then Head of Strategic Portfolio Planning for Google; he was responsible for planning and managing staff relocation to the new downtown San Jose campus. He was extremely excited to learn about our neighborhood, because not all Google employees want to live in high density condos or apartments, but like living close to work in communities that provide a safe and nurturing environment.

Across the nation historic districts are viewed as extremely attractive neighborhoods for living, and I have seen no evidence that San Jose would be an exception. Most of the houses in the neighborhood are very well maintained and include modern conveniences like refrigerators and dishwashers in the kitchen, forced air heating and even central air conditioning. Many have been expanded to include the living space and features expected in the 21<sup>st</sup> century. A number of lots contain duplexes, four-plexes, and ADUs. Teachers and tech workers, truck drivers and musicians, young families and retirees all live in the community. Diversity in populations as well as neighborhoods gives San Jose its appeal.

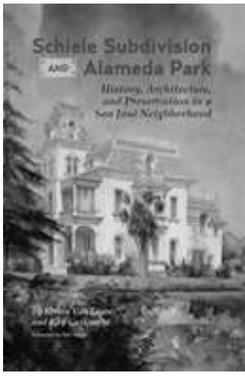
I urge you to vote to preserve this jewel of a neighborhood for future generations. By awarding it a City Landmark Historic District designation you initiate Planning Department oversight of new remodels and additions to ensure the neighborhood's historic character is retained. You recognize it as a place for current and coming generations to visualize the lives and experiences of earlier generations who called San Jose home and helped make it the City we know today and what it will become in the future.

This place is visual connection to our past. If lost, it cannot be replaced. Please come visit. I would love to give you a tour.

Kay Gutknecht



Co-author, *Schiele Subdivision/Alameda Park : History, Architecture and Preservation in a San Jose Neighborhood*



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**FW: Support for Schiele City Landmark District**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Wed 9/18/2024 7:44 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Eric Castronovo [REDACTED]  
**Sent:** Tuesday, September 17, 2024 9:15 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>  
**Subject:** Support for Schiele City Landmark District

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Dear Mayor and Council Members of San Jose,

I am writing this email to voice my support for the Schiele Subdivision and Alameda Park's application as a Historic City Landmark District.

My wife and I recently purchased our home, this year, at [REDACTED] because we loved the charm and character of the homes in the community. Part of the reason we were drawn to San Jose over other cities such as Campbell and Sunnyvale were because of the historic architecture being so well preserved in San Jose.

This neighborhood is one of the only places in the country where we can see the blend of architectural styles of Victorian, Spanish Revivalism, Craftsman and Tudor style homes in the same area. Many of the homes are well over 100 years old are in beautiful condition. Some homes in our neighborhood were even built just a few decades after San Jose was newly incorporated into the State of California, adding to the historical significance of the neighborhood.

Also, having the neighborhood as a landmark district also does not prevent the neighborhood from building new housing. My home, and others in the area, recently added an ADU (Additional Dwelling Unit) and we plan to use it to help San Jose's initiative of making housing costs more affordable.

Ultimately, this is a beautiful neighborhood with history that should be preserved as a San Jose City Landmark District.

Thank you and sincerely,  
Eric Castronovo  
[REDACTED]

**FW: September 24 agenda item 10.4**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Thu 9/19/2024 3:15 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Linda Tugade [REDACTED]  
**Sent:** Thursday, September 19, 2024 3:03 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>  
**Subject:** September 24 agenda item 10.4

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I support the designation of the Schiele Subdivision and Alameda Park as a City District Landmark.

Why? Because neighborhoods strengthen our sense of community and belonging. Because neighborhoods attract families which will make San Jose a better place to live and work.

In your election campaigns, there was a common message of making San Jose a good place to raise families, and this neighborhood is a perfect example.

Please embrace San Jose's history and help preserve our neighborhoods.

Thank you.

Linda Tugade

**FW: Historic designation**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 9/20/2024 11:20 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Patricia Devins [REDACTED]  
**Sent:** Friday, September 20, 2024 11:11 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>  
**Subject:** Historic designation

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My husband and I have lived in our home in the Schiele/Alameda Park neighborhood in San Jose since Oct. of 1979. We love our neighbors and all the wonderful, historic homes here. The homes date back to the late 1800's. Many were built in the 1920's and beyond. These homes represent a historical part of San Jose's past. We are for the "historical designation" to protect these for future generations to come. Without this designation these homes could be destroyed, robbing San Jose of it's vibrant past. They do have value for our society. Please hear our words and give us the historical designation. My husband and I, plus many of our neighbors feel this way. Thankyou for your consideration. Respectfully, Pat and John Devins

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**FW: Council Agenda for September 24, Land Use Item 10.4 for HLD24-001 Application for Designation of Schiele Subdivision and Alameda Park as a City Landmark District**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 9/20/2024 2:19 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** DEBRA MIELE [REDACTED]  
**Sent:** Friday, September 20, 2024 1:16 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Council Agenda for September 24, Land Use Item 10.4 for HLD24-001 Application for Designation of Schiele Subdivision and Alameda Park as a City Landmark District

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**Council Agenda for September 24, Land Use Item 10.4 for HLD24-001 Application for Designation of Schiele Subdivision and Alameda Park as a City Landmark District**

----- Forwarded Message -----

**From:** DEBRA MIELE <[REDACTED]>  
**To:** [mayoremail@sanjoseca.gov](mailto:mayoremail@sanjoseca.gov) <[mayoremail@sanjoseca.gov](mailto:mayoremail@sanjoseca.gov)>; [district1@sanjoseca.gov](mailto:district1@sanjoseca.gov) <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; [district2@sanjoseca.gov](mailto:district2@sanjoseca.gov) <[district2@sanjoseca.gov](mailto:district2@sanjoseca.gov)>; [district3@sanjoseca.gov](mailto:district3@sanjoseca.gov) <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; [district4@sanjoseca.gov](mailto:district4@sanjoseca.gov) <[district4@sanjoseca.gov](mailto:district4@sanjoseca.gov)>; [district5@sanjoseca.gov](mailto:district5@sanjoseca.gov) <[district5@sanjoseca.gov](mailto:district5@sanjoseca.gov)>; [district6@sanjoseca.gov](mailto:district6@sanjoseca.gov) <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; [district7@sanjoseca.gov](mailto:district7@sanjoseca.gov) <[district7@sanjoseca.gov](mailto:district7@sanjoseca.gov)>; [district8@sanjoseca.gov](mailto:district8@sanjoseca.gov) <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; [district9@sanjoseca.gov](mailto:district9@sanjoseca.gov) <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; [district10@sanjoseca.gov](mailto:district10@sanjoseca.gov) <[district10@sanjoseca.gov](mailto:district10@sanjoseca.gov)>  
**Cc:** [dana.peak@sanjoseca.gov](mailto:dana.peak@sanjoseca.gov) <[dana.peak@sanjoseca.gov](mailto:dana.peak@sanjoseca.gov)>  
**Sent:** Tuesday, September 17, 2024 at 12:33:18 PM PDT  
**Subject:** HLD24-001 Application for designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District

Dear City Council Members:

I wholeheartedly support creating the Schiele and Alameda Park City Landmark Historic District.

When my wife and I moved [REDACTED] in 1984, the viability of our neighborhood was questionable.

There were empty lots and blight on the Alameda. There were many dilapidated houses on our street, and no parks for our kids anywhere near.

Many neighbors undertook the painstaking process of rehabbing their old houses which resulted in unique and beautiful streets and continues to attract new buyers.

We are somewhat dismayed to hear the term "exclusionary" applied to our neighborhood. It is already diverse and well taken care of. We do not want to prevent density, but rather encourage it while maintaining the beauty of our streets.

Designating our neighborhood as a City Landmark Historic District has enough cultural benefits to offset the arguments against it. And who knows what San Jose's housing and transportation needs will be in another 20 years. Will many employees continue to work remotely so they wouldn't need to live near transportation hubs?

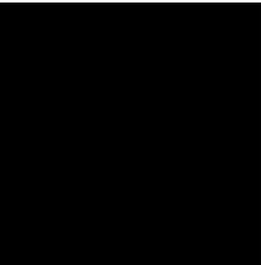
Please vote yes to protect our very special neighborhood.

Thank you.

Matt Paolercio



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**FW: Council Agenda for September 24, Land Use Item 10.4 for HLD24-001 Application for Designation of Schiele Subdivision and Alameda Park as a City Landmark District**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 9/20/2024 2:19 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** DEBRA MIELE [REDACTED]  
**Sent:** Friday, September 20, 2024 1:12 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Council Agenda for September 24, Land Use Item 10.4 for HLD24-001 Application for Designation of Schiele Subdivision and Alameda Park as a City Landmark District

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----- Forwarded Message -----

**From:** DEBRA MIELE [REDACTED]  
**To:** [mayoremail@sanjoseca.gov](mailto:mayoremail@sanjoseca.gov) <[mayoremail@sanjoseca.gov](mailto:mayoremail@sanjoseca.gov)>; [district1@sanjoseca.gov](mailto:district1@sanjoseca.gov) <[district1@sanjoseca.gov](mailto:district1@sanjoseca.gov)>; [district2@sanjoseca.gov](mailto:district2@sanjoseca.gov) <[district2@sanjoseca.gov](mailto:district2@sanjoseca.gov)>; [district3@sanjoseca.gov](mailto:district3@sanjoseca.gov) <[district3@sanjoseca.gov](mailto:district3@sanjoseca.gov)>; [district4@sanjoseca.gov](mailto:district4@sanjoseca.gov) <[district4@sanjoseca.gov](mailto:district4@sanjoseca.gov)>; [district5@sanjoseca.gov](mailto:district5@sanjoseca.gov) <[district5@sanjoseca.gov](mailto:district5@sanjoseca.gov)>; [district6@sanjoseca.gov](mailto:district6@sanjoseca.gov) <[district6@sanjoseca.gov](mailto:district6@sanjoseca.gov)>; [district7@sanjoseca.gov](mailto:district7@sanjoseca.gov) <[district7@sanjoseca.gov](mailto:district7@sanjoseca.gov)>; [district8@sanjoseca.gov](mailto:district8@sanjoseca.gov) <[district8@sanjoseca.gov](mailto:district8@sanjoseca.gov)>; [district9@sanjoseca.gov](mailto:district9@sanjoseca.gov) <[district9@sanjoseca.gov](mailto:district9@sanjoseca.gov)>; [district10@sanjoseca.gov](mailto:district10@sanjoseca.gov) <[district10@sanjoseca.gov](mailto:district10@sanjoseca.gov)>  
**Cc:** [dana.peak@sanjoseca.gov](mailto:dana.peak@sanjoseca.gov) <[dana.peak@sanjoseca.gov](mailto:dana.peak@sanjoseca.gov)>  
**Sent:** Tuesday, September 17, 2024 at 12:11:33 PM PDT  
**Subject:** HLD24-001 Application for designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District

Dear City Council Members:

I fully support the HLD24-001 Application for designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District. My family and I have lived [REDACTED] for over 40 years and have worked extremely hard to improve our neighborhood. We now own several houses [REDACTED] and have a strong vested interest in preserving our community.

Over the years, our zoning has changed. Most of our neighborhood was once designated R2 zoning and we have a 4-plex, a 3-plex, and many duplexes alongside single-family homes. Many other houses were changed to multi-family after the depression in the 1930s. Then, our zoning was reduced to R1. Now, we are allowed to add ADUs to our properties, which we believe should not be impacted by this historic district designation. Yet, through all of this, our neighborhood has continued to thrive.

For over 20 years, numerous neighbors have diligently worked to get to this point of asking for your support. Here are three examples of the many improvements made on Schiele Avenue:

- This triplex asbestos and lead paint-laden Victorian was near being condemned in 1984.



- This is it now and it is still a triplex!



- This duplex [REDACTED] was transformed from this:



- To this!



And this duplex at [REDACTED] was called the "Munster" house because it was so scary looking:



- Look at it now!



However, over the last several years, we have been battling with different opinions on what our neighborhood should look like, and how these choices impact our neighbors. With the help of the City Council, we had a major victory by stopping the construction of a hotel on our corner...but we were not as successful with this house on Harding Avenue that went from this:



To this...yes, it is red.



This “remodel” sets a dangerous precedent and has us very worried. There was no required neighborhood input, no planning department input, and obviously did not meld with the rest of the houses on the street. The City of San Jose Single-Family Design Guidelines specifically states that “the size and massing of new houses and additions should be compatible with the general scale and shapes of surrounding houses.”

While we want to support future development, it should not be at the cost of our existing neighborhood -- architecturally nor as it pertains to privacy and natural light impacts. A City Landmark Historic District designation for our neighborhood will help ensure that its historic character is preserved. Please do not allow all our efforts to be in vain. I urge you to help us by voting to preserve our neighborhood for future generations.

Thank you.

Debra Miele

September 17, 2024

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**FW: Council Agenda for September 24, Land Use Item 10.4 for HLD24-001 Application for Designation of Schiele Subdivision and Alameda Park as a City Landmark District**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Fri 9/20/2024 2:19 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Susan Watanabe [REDACTED]  
**Sent:** Friday, September 20, 2024 11:59 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>  
**Subject:** Council Agenda for September 24, Land Use Item 10.4 for HLD24-001 Application for Designation of Schiele Subdivision and Alameda Park as a City Landmark District

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Dear Mayor and Council Members,

I am writing to you because on September 24, you will be voting on the proposition to make the Schiele Subdivision and Alameda Park neighborhood a City Landmark Historic District. I am hoping you will vote YES. This neighborhood is made up of unique homes built mostly in the 1920s, and so far, only a few of them have been torn down and replaced. Most of them have been renewed and cherished. I am hoping to see this gem of a community be able to keep its lovely and unique charm and character as it continues many years into the future.

My husband and I have owned and lived in our home [REDACTED] since 1983. At the time we bought our home, I was a telephone installer with Pacific Bell. I had been in and under hundreds of homes, and I had decided that when I bought a home, it had to be an old home as I had observed that they had a higher quality of construction and had so much character inside and out. I was elated when I saw this house for sale in this charming, old, quiet, yet, at the time, rundown neighborhood. I have been very happy with our home, but so much of what makes this home special is the whole community around it. It reminds me of my grandfather's neighborhood in Wisconsin. There is something special about knowing that many years ago, people of a different time—when life was much different—lived in these houses.

Probably a big majority (or all) of the places of historical interest around this world are only there because when someone wanted to tear them down and “develop” the area, someone,

or a group of people, said, “Wait a minute. This needs to be saved.” Many of us have been waiting for 20 years to see the chance to have this project come before the San Jose City Council. Some neighbors have put in countless hours because we believe that it is important to save the character of this neighborhood for the future.

Having attended the Planning Commission meeting last month where they recommended a yes for the historical designation, I noted that one of the members who voted no asked that the City Council be sent the opinions of the people who voted no. Two of the members who were against the designation of Historic District had many negative points to make. Some of these points were off topic, having nothing to do with the consideration brought before the commission. Since you will probably see their complaints, I would like to address some of these points:

- Two comments made separately were that history belongs in books and museums. While museums show you and books describe specimens, they can’t give you context. You can’t go and stand there and comprehend a community that existed. I do not want to visit an area that has no history to learn and see. Many people feel the same way. If I can read about it in a book, and there is nothing to see at the destination, why would I travel there?
  
- Another point made was that if the neighborhood in question was built over a span of 60 years, how can one say that the neighborhood has the required common character. The speaker assumed we did not then qualify. This person had not driven to see our neighborhood. Following is the correct information.
  - The north side of Schiele Avenue had three periods of build beginning in 1888 and because of this, has twelve Victorians and seven neoclassical cottages. The south side of the street was developed from 1922-1928 along with the rest of Alameda Park with the exception of three houses built later. There are 93 contributing houses from the 1922-1928 build period. The different build periods are reflective of local and global history, which also supports why we are such an excellent candidate for preservation.
  
- Additionally, one speaker alluded to the idea that our neighborhood is a waste of 25 acres that could be high density housing instead.
  
- Why was so much time spent at the meeting complaining that we need to fit housing for thousands more people near the Diridon train station? The speaker said we should not be a historic district because we need to have high density housing. I do not know what this has to do with our request. Whether we are a historic district or not, developers will not be building high density housing on the 25 acres unless the city is planning on imposing eminent domain on the neighborhood. If not, then since these houses and this neighborhood will be here going into the future, please, let us attempt to save its historic character and be a historic educational resource for San Jose. We can save the beautiful character of this neighborhood while still allowing people to remodel the insides of their homes and add on in the back and/or add a second story. Lots of people are choosing to add ADUs in the back which will

increase the density more than making it easy to knock the houses down and build larger homes. This activity does not increase density.

- One speaker also added a comment suggesting shame on us for trying to become a historic district to avoid state laws. I am thinking he is referring to SB9. We started this work to become a historic district many years ago and even though work has also been done fairly recently, it was still before anyone had even heard of SB9. Why would this person bring this up? This was insulting.

- Lastly, was the point that there would be too much cost to neighbors who want to remodel because now they would need to get a single-family building permit and also a historic permit. I heard them say that they are recommending a yes vote but with a suggestion that you make the historic permit free. This, though, is incorrect information as two permits would not be needed, just the historic permit, which is even less cost than the single-family permit. There is no need, then, to make that free.

I also want to add that one of our neighbors, who has recently moved in, came forward to say he was against the historic district because he had a broken front window, and it was going to cost him fifteen to twenty thousand dollars to replace. Upon examination, you can see in the photo below that the window is not broken, only three panes of glass are broken. Most likely this happened when the house was gutted and remodeled. This neighbor just needs to know that the glass can be replaced. There should not be reason to replace these old windows at huge expense as even if there is damage to the window frame, it can be easily repaired.



Thank you for considering my thoughts. Old neighborhoods are the ones close in to the city, and this does make them more vulnerable along with the many people who believe that what is old just needs to be replaced. Please save a little San Jose History by voting yes to make the Schiele Subdivision and Alameda Park neighborhood a City Landmark Historic District.

Sincerely,

Susan Watanabe

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FW: September 24th Agenda Item 10.4 Application for designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District:

From City Clerk <city.clerk@sanjoseca.gov>  
Date Mon 9/23/2024 7:52 AM  
To Agendadesk <Agendadesk@sanjoseca.gov>

From: RICK AKAOPIE <[REDACTED]>  
Sent: Saturday, September 21, 2024 3:51 PM  
To: The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>; City Clerk <city.clerk@sanjoseca.gov>  
Subject: September 24th Agenda Item 10.4 Application for designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District:

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## September 24th Agenda Item 10.4 Application for designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District:

Dear Mayor and City Councils,

I'm writing this in support of designating the Schiele Subdivision and Alameda Park neighborhood a City Landmark Historic District. The neighborhood is part of the area known by San Jose's early gay community as "Little Castro", and it still retains the architectural and community character embraced by numerous gay men and couples who purchased property in the neighborhood during the 1980s and 1990s. It is also all that remains to facilitate memories of the many industries once located in the area when it was known as the "Valley of Heart's Delight". It is important that a community/neighborhood hold onto and celebrate its history. Without its history a community is built over it leaving it without its essence its soul. It loses its roots as community.

I moved to San Jose in my early twenties. Being from the Midwest and having recently coming out as gay, I was introduced to the Stockton Ave area. Back in the day there were many businesses along Stockton that were owned and operated by the gay community: an auto shop, vintage shop, restaurants, many bars and the Billy DeFrank Center had relocated on Stockton Street during these early years. In this community it was a safe place, diverse, the only of its kind in all of the south bay area. We often referred to the Stockton Strlp area as our Little Castro.

As the years went by, Aids hit, redevelopment started moving in. Years later there was little to nothing of our gay community left. The DeFrank Center was relocated to The Alameda.

I feel deeply sadden that our gay history had just vanish. I found myself in the past ten years researching the other history of what is now named Garden Alameda, the larger area of which the Schiele Subdivision and Alameda Park is a part. Our neighborhood has a fascinating story one that had shown the hard-working men and women and even children that contributed to the success of the Valley of Hearts Delight.

Long story short, I talked to enough people and a business to allow the story to be paint on mural. Hoping to leave a page of that history for generations to hopefully follow.

I'm attaching a copy of our community mural and its meaning commending our hard-working past that built this city to its success. This neighborhood deserves to stand strong on our diverse identity, not to be outshined and overshadowed and generalized as the Rosegarden. We have our own history, our own story if only given the recognition it so rightfully deserves.

Thank you for your attention and hopeful support,

**Rick Bernard**

=====





### **Garden Alameda "Our Industrial Pride"**

**Artist: Francisco Ramirez**

**Asst. Artist, History research: Rick Bernard**

**Mural highlights the Garden Alameda/Stockton Street community and its unique marketing talents, hard labor, and its Stellar agricultural - canning machinery, which contributed to the wealth and iconic success of The Valley of Hearts Delight.**

**Recognized: Murison Label Co., Smith Manufacturing, Fredericksburg Brewing, Lenzen Roundhouse, Stockton Street Gay community**

**Murison Label Co.- (The mural is framed by a boarder resembling a canning label and bountiful fruit. Also, noted by the pallet of printing paper on the boxcar.)**

**The Muirson Label Company operated in San José from 1916 until 1970 as the only label printing company in the Santa Clara Valley. Artistic Director Ralph Rambo created some of the most striking labels for the products of the Valley of Heart's Delight. Muirson, a nationally recognized leader in the industry, can be explored on History San Jose. Label Legacy, as well as a displayed history write up and sample cannery labels can be seen at Theodore Lenzen Park at the corner of Stockton Street and Lenzen Ave.**

**The Smith Manufacturing Company - (Cog Wheel on boxcar) was built on Stockton, at the corner of The Alameda, where there were three large buildings. The shops were well arranged: a large wood-working department, a machine shop, a metal shop, a foundry, a pattern shop and a boiler-shop. Each shop and department was equipped with the latest machinery and devices for the manufacture of their different lines of products,**

**(including tractors and canning machinery), 70 percent of which was shipped outside of and beyond the valley, to domestic and foreign trade. Their goods were shipped to the Orient, South America, South Africa, Australia and the Pacific Islands, as well as to Europe."**

**The Fredericksburg Brewery - (Stacked barrels and boxcar itself) The striking Fredericksburg Brewery building 1876, Not far beyond, and fronting on Cinnabar Street, which meets the Alameda, was designed by noted San José architect Theodore Lenzen. The ground on which the Fredericksburg brewery is located had two artesian wells, of five hundred and twenty-one, and one hundred and seventy-five feet in-depth, the property occupying an area of two acres. The Fredericksburg Brewing Company constituted one of the most important commercial institutions of the State. The brewery was connected directly by an independent switch with the Narrow Gauge Railway, a material advantage when it is considered that shipments upon an immense scale were required to fill the growing demands from Central and South America, Old and New Mexico, Japan, Australia, the Sandwich Islands, and the most distant portions of the Pacific Coast States and Territories, in addition to the large and firmly established local trade.**

**San Jose Lenzen Roundhouse - (Roundhouse sign) - This being one of three Roundhouses this side of San Jose. The fifteen stall Lenzen Roundhouse was originally built in 1899. Steam locomotives assigned to the Roundhouse supported the commuter operation and the freight transportation requirements of the community's food processing industry. Many of the engine crews and roundhouse workers lived nearby in the area around Stockton Avenue and the railroad tracks which were within ear shot of the steam whistles and an easy walk to work at the roundhouse. The most unique characteristic of the San Jose Roundhouse was the "Roundhouse" sign that hung on the western wall of the structure.**

**The Fredericksburg Brewery Narrow Gauge Railway headed east continuing alongside the Muirson Label company. This spur track crossed Stockton Street.**

**veering north alongside Lenzen Avenue and connecting to the San Jose/Lenzen Roundhouses. Making the Boxcar its common connection.**

**Additional information: San Jose Pride - (Flock of small birds, first bird flows with a red ribbon, symbol of AIDS awareness) The 80's gay movement named Stockton Street home of San Jose Gay Pride. In the years following, many gay-owned businesses began to spring up in this quiet west-downtown neighborhood, creating one of the first gay communities in Santa Clara County.**

**Fun fact: San Jose first Pho restaurant (bowl of Pho on boxcar) was located at Stockton Street on The Alameda. (current location of Whole Foods Market)**

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**FW: HLD24-001 Application for designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 9/23/2024 7:53 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** YAHYAH CASON <[REDACTED]>  
**Sent:** Sunday, September 22, 2024 7:56 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>  
**Subject:** HLD24-001 Application for designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District

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Dear Mayor, Council Members, and Planning Commissioners:

Wendy and I both enthusiastically support the designation of the Schiele and Alameda subdivisions as a historic district. We have heard from a few of our neighbors who are very strongly opposed to the designation and the most common concern we heard pertained to the permitting process and cost of maintaining the properties.

Would the commission consider waiving permitting fees as a concession to those who would otherwise oppose this nomination? Those opposed would then at least get a financial benefit to maintaining properties that everyone in the neighborhood would ultimately benefit from. The cost of maintaining historic properties is significant and this would be one way to make it more equitable and fair.

We are admittedly new to the neighborhood but one of the most attractive reasons we bought our property was because the home was an amazing Victorian and the neighborhood looked like a hidden sanctuary so close to downtown. We were blown away by the tree-lined streets and we challenge anyone to drive down the street slowly and not be mesmerized by its beauty!

Failure to protect this district seems like it would be an opportunity lost and a great tragedy in our opinions. We would be more than happy to appear before the commission to share our perspectives on this unique neighborhood if required.

Thank you!  
Wendy and Yah Cason

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**FW: City Council, 9/24, Item 10.4, Opposition to HLD24-001 –Designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 9/23/2024 8:26 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Daniel Weeks <[REDACTED]>  
**Sent:** Monday, September 23, 2024 8:17 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>  
**Cc:** District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>  
**Subject:** City Council, 9/24, Item 10.4, Opposition to HLD24-001 –Designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District

[External Email. Do not open links or attachments from untrusted sources.]

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)  
To the City Council and Mayor of San Jose,

My name is Daniel Weeks and I am a current resident of the designated Schiele Subdivision and Alameda Park. I have been a resident and owner since 2009 and have lived in the surrounding area for over 25 years.

I'm writing in opposition of HLD24-001 –Designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District. The motivation for, financial impact of, and inadequate notification/education of the designated area residents are all grounds for rejecting this designation.

The motivation for this designation is rooted not in historic preservation, but rather an activist effort by a disgruntled minority to prevent aesthetic changes to the neighborhood. In response to recent renovations, some residents resurfaced this protective designation that hasn't been used since 2007 to impose their views on others. Many of these homes have been modernized or rebuilt and do not reflect the original structures. In addition, the history of this subdivision is one based on racist segregation, classism, and exploitation of workers going back over a century. This is not history worth preserving.

This designation brings additional cost and bureaucracy to an already expensive and complicated permitting process. Many homes in the designated area are in desperate need of renovation due to inadequate maintenance, insulation, lead paint, seismic retrofitting, etc. We need investment in the community and should welcome people who want to modernize and repair the dilapidated state many homes are in. For homes that have already been remodeled or modernized, this designation may force significant change to revert back to a state where they would be considered in compliance with the historic aesthetic. With the cost of food, water, energy, and home

prices all increasing to unaffordable levels in San Jose, we should be adopting policies that encourage investment, not ones like this that put up barriers and increase cost.

As a resident of the designated area, I have only been vaguely aware that this designation was proposed and have little knowledge of what specific restrictions it imposes or what impact it will have on those living here. Speaking with other neighbors, this is a common theme. There was no effort, to my knowledge, to educate or inform the residents of the specifics of the designation and the impact it will have on their future in this community. Collecting feedback in public forums without adequate education means that your council and the commissions involved in this process have not received informed feedback. With a designation that has not been in use for so long, I would have expected more care with the execution of a new designation and making extra effort to inform and educate those who will be impacted.

Please understand that despite the thinly veiled ties to historical significance, the effort behind this designation is not intended to preserve, it is to prevent. This is a blatant abuse of city designations and historic status to impose restrictions on neighbors. While the aesthetic appeal of some of the remodels may not appeal to me, I respect other's freedom to build under the existing laws and regulations. The larger Rose Garden area has many neighborhoods with all forms of architecture ranging from historic to modern, yet none of those areas are seeking similar protections.

Passing this designation is a signal that San Jose is open to creatively weaponizing policy and willing to ignore the investment that communities actually need.

Concernedly,  
Daniel Weeks  
Resident

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**FW: City Council, 9/24, Item 10.4, Opposition to HLD24-001 –Designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 9/23/2024 12:07 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Fahimeh Khaleghi <[REDACTED]>  
**Sent:** Monday, September 23, 2024 11:31 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>  
**Cc:** District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>; Kelly Snider <[REDACTED]>  
**Subject:** City Council, 9/24, Item 10.4, Opposition to HLD24-001 –Designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District

[External Email. Do not open links or attachments from untrusted sources.]

To the City Council and Mayor of San Jose,

My name is Fahimeh Khaleghi and I am a current resident of the designated Schiele Subdivision and Alameda Park. I am a resident and owner of my own home on [REDACTED]

I'm writing in **opposition** of HLD24-001 –Designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District. The motivation behind the designation, its financial impact, the inadequate notification and education of residents in the designated area, and the lack of sufficient evidence to justify such a designation are all grounds for rejecting it.

It seems this push isn't about genuine historic preservation, but rather a small group of residents trying to stop any changes to the neighborhood's appearance. After some recent home renovations, they've revived this designation to impose their preferences on others. Many homes here have already been modernized or rebuilt, no longer reflecting their original structures.

This designation will only add more costs and bureaucracy to an already expensive and complex permitting process. Many homes in this area desperately need renovation due to poor maintenance, outdated insulation, lead paint, and lack of seismic retrofitting. Instead of welcoming investment and encouraging much needed repairs, this designation will make it harder for homeowners to improve their properties. We removed asbestos from our home and still need to remove more and everything already costs so much. With the skyrocketing cost of living in San Jose, we should be adopting policies

that encourage investment in our communities, not ones that create more hurdles and financial burdens.

As a resident of this neighborhood, I've had very little information about this proposed designation and the specific restrictions it would impose. After speaking with my neighbors, I've found that many of them are also unaware of the potential impacts. There hasn't been a real effort to educate or inform the people who would be directly affected by this decision. Holding public forums without properly educating residents means that the feedback you're getting isn't informed, and that's concerning. Given that this designation hasn't been in use for so long, I would have expected the city to be more transparent and thorough in its approach to informing the community.

Despite the claims of historic significance, this designation feels more like a tool to prevent change rather than to preserve anything meaningful. It's an abuse of city designations and historic status to impose unnecessary restrictions on neighbors. While I might not love every remodel I see in the area, I respect the right of homeowners to build and renovate within the current laws. The larger Rose Garden area has a mix of architectural styles, from historic to modern, and those neighborhoods aren't asking for similar protections.

Approving this designation sends a troubling message that San Jose is willing to **misuse policy** to stifle investment, instead of fostering the growth and modernization that our communities need.

As an owner living in this neighborhood, I express my concern and my strong opposition to the proposed historic neighborhood designation for our area.

Sincerely,  
Fahimeh Khaleghi

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**FW: HLD24-001 - Comment in opposition to Alameda Park Landmark District Application**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 9/23/2024 12:08 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

-----Original Message-----

**From:** Kevin O'Grady <[REDACTED]>  
**Sent:** Monday, September 23, 2024 11:46 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; PlanningSupportStaff <PlanningSupportStaff@sanjoseca.gov>  
**Cc:** Giovanna O'Grady <[REDACTED]>  
**Subject:** Re: HLD24-001 - Comment in opposition to Alameda Park Landmark District Application

[External Email. Do not open links or attachments from untrusted sources.]

[Some people who received this message don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To the San Jose City Council and Council Member Dev Davis, We are writing as homeowners and residents of the Alameda Park subdivision to reiterate our opposition to the Alameda Park Landmark District application.

While we appreciate that my previous written comments were discussed at the Historic Landmarks Commission meeting, we feel the HLC avoided addressing the substance of my opposition in favor of defending its response times to requests for information about our application to build an addition to our home.

We would like to reiterate our opposition:

1. The houses in the Alameda Park neighborhood were built as starter homes and because of the small sizes, continue to be purchased as starter homes. The owners do not have the same financial resources to preserve their homes as owners in other older neighborhoods, such as Shasta-Hanchet, with mansions and large family homes.
2. Replacing the Single Family Home Permit with a Historic Preservation Permit adds time and expense to the renovation process by requiring additional hearings and forcing homeowners to hire architects and contractors who can navigate the HPP process.

3. The requirement to "preserve and maintain significant features" is very concerning to us. Many of the historical features, such as exterior decorative moulding, are no longer available. Our house has a decorative dome that if damaged will be very difficult and expensive to replace. I have deep concerns about being put in a financial position where I do not have a choice in how I repair damage to my home in the event of a disaster.

4. The 10% property tax break in Mills Act for us amounts to a little over \$1,200/year, which does not provide nearly enough financial relief to make a significant dent in the added costs of renovating our home to meet historical preservation standards.

5. Most of the homes in the neighborhood are nearing 100 years old or older and will need to be renovated in the future in order to make them more energy efficient and earthquake resilient. The historical requirements will deter homeowners who want to make necessary renovations.

6. A walk around our and adjacent neighborhoods show that homeowners who replaced their windows overwhelmingly chose modern, energy efficient composite materials and didn't replace them with wood framed windows. Except for some of the aluminum windows that were installed 30+ years ago (and are no longer used), there is not a significant visual difference from the originals.

As residents and homeowners in the neighborhood, we reiterate our request that the San Jose City Council reject the Alameda Park landmark status application.

Kevin and Giovanna O'Grady  
[REDACTED]

> On Aug 4, 2024, at 8:12 PM, Kevin O'Grady <[REDACTED]> wrote:

>

>

> We are writing as homeowners in the Alameda Park/Schiele Subdivision neighborhood to oppose the application for historic landmark status (HLD24-001).

>

> When the application was proposed, we signed the petition with the understanding that the additional review requirements would only be applied to changes to the street-facing facades of the houses. Since then, we have submitted plans to the city to build a 500 square foot extension in the rear of our house, which would not be visible from the street. The application was submitted in September 2023 and still has not been approved. For much of that time it has been under review by the historical commission which has made multiple ad hoc requests for additional information and changes. Each time a request was made it costs us \$1,000-\$2,000 in additional fees to the architect and 1-2 months of delay while the updates are reviewed. The most recent request was to provide the brand and material of the windows we plan to install (for an addition that will not be visible from the street). While we did budget for change requests from the city, we have now exceeded the architectural budget by 50% with most of the overage going to changes requested by the historic commission.

>

> Our house is 100 years old and was designed as a starter home. It was built for a different time when homes were smaller and the climate was cooler. Due to the high costs of Bay Area real estate, many families like ours are not able to trade up to larger homes and it is most cost effective to update our current homes. While purchasing a home with historic character was a consideration for us, the primary reasons we chose the neighborhood were the walkability to grocery stores, access to public

transportation (Diridon, SJC and hopefully BART in the future) and proximity to a public school with a two-way bilingual program. Those are the same reasons we want to stay in our current home. However, we need to modernize it due to our family's changing space needs and to address the more frequent and longer periods of extreme heat and higher energy costs we have begun experiencing in recent years due to climate change.

>

> Many of the homeowners in the neighborhood, and particularly on Schiele Avenue where we live, are older and do not have children living in their homes. As the houses change hands, the families that replace them will experience issues similar to ours. While we would like to support the goal of maintaining the historic character of the neighborhood, we believe that a Historic Landmark designation will make it more costly and prohibitively difficult to make the changes that are needed to meet families' current housing requirements.

>

> We ask that the Historic Landmarks Commission and the San Jose City Council do not approve the Alameda Park landmark status application.

>

> Kevin and Giovanna O'Grady

> 

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**FW: CC Agenda Item 10.4: Schiele Subdivision and Alameda Park Historic District**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 9/23/2024 12:10 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

1 attachments (320 KB)  
SchieleCC 9 23 2024.pdf;

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**From:** Ben Leech <[REDACTED]>  
**Sent:** Monday, September 23, 2024 11:32 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; District8 <district8@sanjoseca.gov>  
**Subject:** CC Agenda Item 10.4: Schiele Subdivision and Alameda Park Historic District

[External Email. Do not open links or attachments from untrusted sources.]

Dear Mayor and City Council,  
Please find the attached letter from PAC\*SJ in support of the proposed Schiele Subdivision and Alameda Park Historic District.

Thank you for your consideration,

Ben Leech  
Executive Director  
Preservation Action Council of San Jose  
[REDACTED] (office)

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PRESERVATION ACTION  
COUNCIL OF SAN JOSE

42A South First Street  
San Jose, CA 95113

Phone: 408-998-8105

[www.preservation.org](http://www.preservation.org)

September 23, 2024

Mayor and City Council  
City of San José  
200 East Santa Clara Street  
San José CA 95113-1905

VIA EMAIL

RE: AGENDA ITEM 10.4, SCHIELE SUBDIVISION AND ALAMEDA PARK  
HISTORIC DISTRICT (HLD24-001)

Dear Mayor and City Council,

The Preservation Action Council of San José strongly supports passage of the proposed Schiele Subdivision and Alameda Park City Landmark District, a resident-initiated effort more than two decades in the making. We applaud District 6 Councilperson Dev Davis for championing our first new local historic district since 2007, and thank Mayor Mahan, Vice-Mayor Kamai, and Councilmembers Foley and Candelas for their supportive memorandum that rightly highlights the significance of the neighborhood and the benefits of its preservation for its residents and the City as a whole.

This neighborhood was originally part of the Stockton Ranch, the site of much of San José's original agricultural development. In 1888, hotel owner and councilmember Charles Schiele established a namesake subdivision along what is today Schiele Avenue. In 1922, Anthony Maderis developed a tract called Alameda Park on the surrounding land. Today, those two subdivisions are combined into one overlapping neighborhood with a strong community and charming architecture. The north side of Schiele Avenue is full of original Victorian homes including eight by Theodore Lenzen, who was San José's most important architect in the late 1800s. The Alameda Park portion of the neighborhood consists of Period Revival houses designed mostly by some of the best builders in San José.

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Executive Director  
**Ben Leech**

Office Associate  
**Jennifer Roman**



PRESERVATION ACTION  
COUNCIL OF SAN JOSE

42A South First Street  
San Jose, CA 95113

Phone: 408-998-8105

[www.preservation.org](http://www.preservation.org)

To those who fear that a new historic district in San Jose-- one encompassing a modest 132 parcels-- will somehow stifle needed growth in and around the city's extended downtown core, we encourage an honest and open-minded examination of the City's five other existing local historic districts (Hensley, Reed, Lakehouse, River Street, and St. James Square). Here, you will find some of the densest, most walkable, most economically and culturally diverse neighborhoods in San Jose, with healthy mixes of single-family homes, multi-unit apartments, and mixed-use commercial buildings that have evolved to meet the changing needs of their residents over time. Yet all also maintain a unique historic architectural character that contributes immensely to the quality of life, civic pride, and sense of place of San Jose. Contrary to some misinformed claims, historic district designation will not prevent current or future residents from modernizing or expanding their homes or adding accessory dwelling units, and historic designation does not regulate any interior changes or land uses within the district. Instead, historic districts encourage sustainable development by conserving existing materials and structures, stabilize property values, and maintain a diversity of housing options.

For these reasons, we urge Council to approve the Schiele Subdivision and Alameda Park City Landmark District.

Sincerely,



Ben T. Leech  
Executive Director  
Preservation Action Council of San Jose



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**FW: Opposing HLD24-001 - Schiele Subdivision Gentrification Project**

---

**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 9/23/2024 2:08 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

---

**From:** Steve Sylvain <[REDACTED]>  
**Sent:** Monday, September 23, 2024 1:37 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; Groen, Mary Anne <maryanne.groen@sanjoseca.gov>  
**Cc:** District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; Peak, Dana <Dana.Peak@sanjoseca.gov>; [REDACTED]  
**Subject:** Opposing HLD24-001 - Schiele Subdivision Gentrification Project

[External Email. Do not open links or attachments from untrusted sources.]

Certaines personnes qui ont reçu ce courrier ne reçoivent pas souvent du courrier de la part de [REDACTED].

[Découvrez pourquoi cela est important](#)

To the Mayor of San Jose and to the City Council,

I am writing to express my opposition to HLD24-001. HLD24-001 is a gentrifying measure that does not bring value to the city of San Jose while burdening homeowners with extra cost, rules and processes.

HLD24-001 is lacking in value and the process lacks due diligence. It lacks in value historically, economically, environmentally and socially. Due diligence was not done because of the lack in communication that is evident when talking to residents but also by the singled-focused analysis presented throughout the process showing the tenuous historical aspect of the project. It is missing analysis surrounding the economical, social, urbanisation, environmental impact aspects of the designation. This measure main contribution is to force homeowners to style guidelines that are deemed agreeable by a minority without bringing any significant value to the city.

For the historical aspect, the Schiele subdivision does not meet the definition of an historical landmark. I will refer you to the criteria section of San Jose city landmark web page that defines an historical landmark, <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/historic-resources/city-landmarks>. The historical studies were not able to demonstrate any of

- a significant historical event

- the landmark is identified with people who significantly contributed to the local history
- identified with a master builder or architect
- example of a unique architectural design
- represent an aspect of the city history.

Reasons that were brought were tenuous at best. A judge selling his land is not a significant event. The house the judge owned has been demolished many years ago. There were arguments the people associated with the area significantly contributed to the local history but it was done has generally statement as gay and black people lived there at some point in time. There was no master builder because the Schiele subdivision was built by a diverse group of builders and architects using a diverse group of architectural design. And the argument that black and gay people presence in the area should contribute to the historical designation is nebulous enough that a large portion of the city should be designated as historical.

If the Schiele subdivision is deemed historical, the majority of the city of San Jose can ask the same based on this precedent. I have heard comments that it wouldn't happen because the people in the process would use their judgement to block such demands. If that were truly the case, the people involved in the process in the future should be given a voice now because their judgement is needed.

For the economical aspect, having to renovate and maintain the house in the Schiele subdivision is expensive enough that the tax break and fees reduction are not enough to cover the cost of repairs and maintenance. According to the analysis we did for our own home, it's better for us to tear down the house and rebuild rather than repair it in place.

Add to this that since expanding house would be limited, well-off people will be the only one able to afford to live in our neighborhood resulting in gentrification. I welcome higher house prices as a owner but I would prefer having diversity.

As an anecdotal evidence, when my wife and I bought our house earlier this year, the bank deemed it unloanable. The person we bought it from couldn't handle the repairs because he was dealing with health issues while living in Washington state to be closer to his family. We had to start repairing the house before we owned it.

For the environmental aspect, global warming and water scarcity were not issues San Jose citizen had to plan for. We are planning on building our house to be passively cooling, reduce our water usage for landscaping and indoor appliances and be energy independent as much as possible. In order to achieve this, we need to redo our roof so it's slanted and able to support weight of solar panels, replace windows to double-paned UV protect glass, add awning over windows, insulate walls, change our plumbing, ...

For the social aspect, gentrification will be a problem that will follow. As a homeowner, I welcome higher prices, but I prefer a diverse neighborhood. San Jose is the most expensive city in the USA. High prices and the inability to build more habitable space will make the matter worst. Schiele subdivision is a small plot of land in the larger city of San Jose. Given that the city is the most expensive city in the country, and that the Schiele subdivision is located so close to transportation infrastructure, being good steward of the city means making the most of every square inch.

Sincerely,  
Steve Sylvain



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**FW: HLD24-001 (Schiele Alameda Historic District)**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Mon 9/23/2024 3:09 PM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Kelly Snider <[REDACTED]>  
**Sent:** Monday, September 23, 2024 2:18 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; Davis, Dev <dev.davis@sanjoseca.gov>; Mahan, Matt <Matt.Mahan@sanjoseca.gov>; Cohen, David <David.Cohen@sanjoseca.gov>; Jimenez, Sergio <sergio.jimenez@sanjoseca.gov>; Foley, Pam <Pam.Foley@sanjoseca.gov>; Ortiz, Peter <Peter.Ortiz@sanjoseca.gov>; Torres, Omar <Omar.Torres@sanjoseca.gov>; Kamei, Rosemary <Rosemary.Kamei@sanjoseca.gov>  
**Subject:** HLD24-001 (Schiele Alameda Historic District)

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Dear City Councilmembers,

I oppose creating the Schiele Alameda Park City Landmark District. I have lived in three homes in the neighborhood since 2000; two that I rented with my young family and one which I bought 22 years ago and is my permanent residence.

Adopting this district will stymie much-needed investment in our urban TOD neighborhoods. Our ultra-small lots (each is 5,0000 s.f. - city average is 8,500 s.f.) were ALREADY downzoned from R-2 to R-1 under (then-Councilman) Ken Yeager's tenure. We are literally adjacent to the Downtown Station Area Plan - the Lenzen Avenue/Pershing Avenue block is the terminus of DSAP. Any homeowner who CHOOSES to can preserve their home; can enter into a Mills Act contract; or honor the past as they see fit on their property. Forcing 135 homeowners to conform their every family and property decision to a backwards-looking and subjective historic special permit is bad policy, and it reeks of discrimination lingering from our days as a redlined district. Furthermore, it is a slap in the face to all of us who have been "urban homesteading" this overlooked neighborhood for years, creating a lively and vibrant neighborhood with walkability and density. Just like Richard Rothstein explains in "The Color of Law", for 100 years this community was red-lined which prevented previous generations from getting home improvement loans - the way Willow Glen and Naglee Park owners could. Now, when the zoning laws are finally being aligned with lending standards - you add on this inscrutable, and subjective, layer of review not to mention THOUSANDS of dollars of costs just for us to maintain and improve our homes?

Please see my neighbor [Mr. Shi's story about trying to get his living room window replaced at the bottom of this note](#). Your staff has been enforcing this historic requirement for over two years now (even though the Council hasn't voted) - and it has prevented him from replacing his shattered living room window. Instead, the historic

office is requiring him to order a custom-made all-wood (???) window for a cost of \$20,000 - and it's taken TWO YEARS - SEE HIS STORY BELOW.

Finally, if you've enjoyed reading this far - here's 10 more reasons why you should NOT APPROVE this historic district until we have information about the COST and APPROVAL TIME implications that this district will have on already-struggling homeowners.

1. These homes are the most family-unfriendly homes around. The kitchens are too small for refrigerators (literally - in unrenovated homes the only place to fit a frig or a dishwasher is on the back porch. Ask all the realtors). They have horrifying gas furnaces in the basement that just blast out hot air like a pizza oven - and trust me when you are tending your toddler's little feet that have been singed by the floor furnace grate the last thing you want is to "preserve" these old pieces of crap.

2. Every wall and window is covered in lead paint. It's ALREADY prohibitively expensive to rip out these dangerous old windows and replace with energy-efficient modern ones, we have to spend our own money for lead abatement and it makes everything 10X more expensive. We should be getting SUBSIDIES from the gov't to help abate these lead monsters - not "preserving" them. I know this for a fact because my neighbors on Pershing had one parent in the hospital battling cancer when a terrible winter storm damaged their Living Room walls and windows, so they had them replaced with gorgeous new and energy-efficient windows. But they LITERALLY GOT A CITATION from the historic preservation police the very next week - AND HAD TO RIP OUT THEIR WINDOWS AND BUY NEW WINDOWS WHICH MATCHED THE PERIOD OF THE HOUSE. They had to do this during a once-in-a-century rainstorm (in 2023) and while they were raising their kid and battling cancer. It was and is horrifying - let us owners buy whatever windows we can afford to keep our families safe.

3. They're full of asbestos. Also horse-hair insulation, termites, knob-and-tube wiring that looks like a Frankenstein horror movie, and a century of rat-poop in every basement. It's prohibitively expensive already for us to try and update these falling-apart old homes with proper insulation, proper venting for our toilets and appliances, trying to scrape up asbestos and keep our families safe. It is absurd to ask us to pay for MORE EXPENSIVE MATERIALS and battle through MORE BUREAUCRACY when we are the residents who are filling the local schools, working in local jobs, and volunteering on local commissions and boards. Help us - don't harm us with these horrible regulations that add time and money to families who are already doing so much.

4. The reason everyone loves this neighborhood is the "tree-lined streets". Well - I have news for you. The Tree-Lined Streets are gorgeous because we all have PG&E easements in our **backyards**. So our streets look GORGEOUS because they're full of tall old trees that have never been hacked off by PG&E. Instead of punishing us, tell PG&E to put ALL their utilities underground (like they should have 25 years ago) so that *every* neighborhood can be Beautiful and Tree-Lined. That's something I'd fight for - but not keeping these crappy old termite-infested homes intact as they were in 1925. Gross.

5. Speaking of EXPENSIVE STUFF WE ALREADY HAVE TO DO because generations of public officials before you were bad at their jobs: We have to maintain the city's falling-apart sidewalks. Which are destroyed by the "pretty street trees" aforementioned because there's no irrigation to support these trees because we live in a desert now. It is SO FREAKING EXPENSIVE to trim the trees, repair the driveway aprons, grind down the sidewalks, repair the curbs and gutters - oh yeah and also install sewer cleanouts so these 100-year-old pipes don't backup literal crap into our homes. We are ALREADY paying for true PUBLIC WORKS adjacent to our private property (the city should be paying for each of these items, full stop). We cannot now be expected to "pay for" a few residents' desire to see old-fashioned wavy glass windows - if they want to see it so bad, they can go to History Park and take a gander - in my house I want safe, efficient, and practical thank you very much.

6. Multi-generational living is impossible in these little bungalows. I know because I had to substantially renovate my old house when my father moved in with us for the last years of his life. I didn't have time to "shop around" for a historically accurate door threshold when he fell ill - I had to replace the door with something his wheelchair would fit through ASAP. Forcing us to submit to subjective design review standards EVERY TIME we want to

replace a window, or put in a new bathroom with a roof vent, or a new front door and porch that is wheelchair-friendly is bad policy, period.

7. California has Mills Act contracts for a reason. Anyone who wants to can execute a contract with the State to VOLUNTARILY preserve their home and in exchange they get a HUGE property tax break. That's a winning policy! It's an incentive (not a punishment like this is) and it allows for OPTING IN. Instead of forcing 125 homeowners to comply with onerous regulations to indulge the whims of a few historic preservation aficionados - why don't those few people do a Mills Act on their house? Our neighborhood has two new Mills Act houses on Magnolia and on Schiele in just the last 12 months - something that true history buffs can avail and the rest of us who just (again) want a SAFE AND HEALTHY place to live don't have to pretend we're Laura Ingalls every time we traipse out to the backyard and descend a basement staircase when our kids' gym clothes need washed.

8. The Schiele Alameda Park neighborhood is three blocks from the Diridon Train Station. This neighborhood should NOT be preserved - it should be UPZONED and REDEVELOPED as soon as physically possible. This entire area should be full of triplexes and duplexes before the century is out - beautiful multi-generational homes with ADUs and JADUs for our kids and our caregivers, with solar panels on every roof. The idea of preserving in amber this whole neighborhood when it is LITERALLY ADJACENT TO the new BART extension for which taxpayers are paying \$12 Billion dollars is laughable! We built the light rail system in 1985 and today it is STILL surrounded by park-and-ride lots for acres at virtually every station. Land Use and Transportation must be done together - and it's unconscionable that the same officials voting to spend \$12 Billion of public money on the most heralded transit expansion on the West Coast would, at the very same time, vote to "preserve" homes and land use the way some old architects in 1921 envisioned it. You simply MUST match the land use policy to the transportation policy because this neighborhood is too urban, too vital, and too important to limit its development potential.

9. Now we're getting to the really objectionable reasons - when these homes were built in the 1920's they were intended to be for the "poor workers" who punched timecards in canneries and performed domestic labor for their much-wealthier College Park and Rose Garden neighbors. That's why those neighborhoods have big lots, big homes, and big money owners. We are living in an embodiment of a racist and classist red-lined planning exercise circa 1921 that wanted poor people to live nearby their wealthy employers, but obviously not in the same nice big houses - no, these little 950 s.f. bungalows were built tiny so the poor lower classes could afford them. I am NOT interested in preserving that legacy in a neighborhood - those lessons belong in museums and classrooms, they do not belong on my street and my home should not be living testimony to the redlining discrimination that fueled so much of San Jose's 20th-century development.

10. Finally: putting this landmark district in place - literally THE FIRST OF ITS KIND in San Jose - will put the most onerous and most subjective "design review" standards onto one of the few urban neighborhoods that is actually still affordable to newcomers and young families. This kind of historic district would specifically preclude multi-story additions, and prevents taking advantage of valuable state laws such as SB9 and the recently adopted AB 1033. We could be building ADUs in our attics and adding gorgeous balconies and then SELLING those second-floor units as Condominiums to our kids and other young buyers, but that all goes poof! once you put a landmark designation on it. This is an attempt by anti-growth NIMBYs to stop diverse families and creative new homeowners from thriving in this neighborhood. The proponents would rather see literally ABANDONED vacant historic homes with perfect porch railings (we have two of them on Schiele!) than see healthful, modern, safe, practical, and functional homes built via renovations that will serve families of the 21st century and beyond. As VP Kamala Harris says - We. Are. Not. Going. Back.

Please deny the City Landmark District. If you do vote to approve it, please add in protections for homeowners so that we can make whatever changes we want if it's a health and safety item like abatement, windows/doors, or egress; and so we have the unfettered right to enact ADU and SB9 units on our properties and can continue to thrive with our diverse and multi-generational families in this urban neighborhood just 3 short blocks from Diridon Station.

Thank you,  
Kelly Snider

----- Forwarded message -----

From: **Fengqi Shi** <[REDACTED]>

Date: Mon, Sep 9, 2024 at 1:19 PM

Subject: Window Replacement Permit and Upcoming Vote on HLD24-001

Dear Carlos,

I hope this message finds you well. I was recently introduced to you by my neighbor Kelly, and I wanted to follow up on the window replacement permit for my home in San Jose. I attended the last city planning meeting and had the opportunity to share my thoughts on the challenges I've been facing. I appreciated you voted against the proposal HLD24-001 during the meeting, and I wanted to seek your guidance as this upcoming vote could potentially make my window permit process even more difficult.

### **Two-Year Struggle to Replace Windows in My Home**

When I bought my home, it needed significant repairs, particularly with the windows. After experiencing leaks during the rainy season, it became clear that replacing the windows was a pressing issue.

We began the remodeling process with the city planner, but due to the home's status as a historical preservation candidate, we encountered numerous obstacles regarding the window designs. After several rounds of discussions, we decided to move forward with our remodeling permit without addressing the windows, saving that for phase two.

After completing the remodel, we're now stuck on the window replacement process. The planning department has insisted on original-style wood frames, but the quotes for replacing just three windows are nearly \$20,000. Repairing the windows isn't possible due to severe rotting. With winter approaching, I cannot afford such a high cost.

A vinyl option from Milgard that maintains the same look and grille pattern would cost \$2,500, but it was rejected due to historical preservation concerns. This has been frustrating because many homes in the neighborhood have vinyl windows that blend well with the historical aesthetic.

I then contacted Andersen, who provided an option with in-between-glass grids to maintain the original look of the windows, which costs between \$4,000 and \$5,000. However, Dana rejected this option again, claiming it doesn't align with the character of the neighborhood. Frankly, it feels like nit-picking to me, especially since I've seen many homes in the area using similar designs, and they look great.

This process has been extremely frustrating and time-consuming. I'm not opposed to historical preservation, but I'm struggling to understand why the burden falls so heavily on residents like me. Over the past two years, I've made countless trips to window vendors, and the cost—both financially and emotionally—has been overwhelming. I'm seeking your help or advice on how to expedite the permit process before the rainy season begins.

Additionally, with the upcoming vote on HLD24-001, I'm concerned about how it might impact my already difficult situation. What would the impact of this proposal be compared to the current historical preservation candidate status? If the vote doesn't pass, would the property be removed from the historical candidate list so I can get my window permit done finally? Understanding this would help me plan my next steps.

Thank you for your time, and I would appreciate any guidance or assistance you can offer in resolving this issue.

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**FW: City Council Agenda for Sep. 24th, Land Use Item 10.4 for HLD24-001 - Fully Support Application for Designation of Schiele Subdivision and Alameda Park as a City Landmark Districtry**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 9/24/2024 7:48 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Matthew Mulholland <[REDACTED]>  
**Sent:** Monday, September 23, 2024 11:21 PM  
**To:** City Clerk <city.clerk@sanjoseca.gov>; District1 <district1@sanjoseca.gov>; District2 <District2@sanjoseca.gov>; District3 <district3@sanjoseca.gov>; District4 <District4@sanjoseca.gov>; District5 <District5@sanjoseca.gov>; District 6 <district6@sanjoseca.gov>; District7 <District7@sanjoseca.gov>; District8 <district8@sanjoseca.gov>; District9 <district9@sanjoseca.gov>; District 10 <District10@sanjoseca.gov>; The Office of Mayor Matt Mahan <mayor@sanjoseca.gov>  
**Cc:** Matthew Mulholland <[REDACTED]>; Natalia Giret <[REDACTED]>  
**Subject:** City Council Agenda for Sep. 24th, Land Use Item 10.4 for HLD24-001 - Fully Support Application for Designation of Schiele Subdivision and Alameda Park as a City Landmark Districtry

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Dear City Council Members:

I'd like to first acknowledge and thank all of the historians and preservationists that have dedicated 20+ years of hard work to get us to this very moment. The efforts to preserve a 100+ year old thriving neighborhood, with canopied tree lined streets, long driveways, detached garages, and unique architectural features, make this 25-acre patch of land special.

When my wife and I were searching for a home to buy, we purposefully sought out older neighborhoods because we dreamed of owning a historical home that we could preserve. We feel very fortunate that we bought into this neighborhood twelve years ago, and fully support this historical designation.

I've been present at the outreach events to hear from the panels and people in the community; Even though some have concerns with the idea to give our neighborhood a historical designation, things like building ADU's and making home additions are still allowed, while simultaneously finding ways to support affordable housing nearby is also possible.

Over the years, I've witnessed one story bungalows transformed that still blend well with the other houses in the neighborhood. But there have been bungalows that have been completely demolished replaced with modern designs. When things like this happen, it muddles the architectural integrity of the community that I believe should be maintained as best as possible.

I have witnessed examples of affordable housing and densification efforts over the years, with new apartment buildings developed locally on Stockton Ave closer to transit centers as intended for long term urban planning

A closing thought...

As we reflect on this moment, I see this historical designation as an homage to the area, providing the opportunity to preserve and maintain a relatively small patch of land with respect to the greater area of San Jose, helping to harmonize and balance the old with the new for many generations to come.

Thank you,  
The Mulholland Family

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**FW: Support for HLD24-001 –Designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 9/24/2024 7:49 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Philip Hernandez <[REDACTED]>  
**Sent:** Tuesday, September 24, 2024 12:02 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Support for HLD24-001 –Designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District

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Dear City Council,

I am writing in support for HLD24-001 –Designation of Schiele Subdivision and Alameda Park.

My family and I moved to [REDACTED] about five years ago because it was a neighborhood with older homes that seemed to be well-cared for, houses that were close enough together so that we would actually know our neighbors, an urban forest/yards that offered relief from the ubiquitous concrete that is prevalent in more 'modern' developments, among other reasons. It seemed like a good place for our family to grow. We've been very happy with the decision to move here and wish there were more neighborhoods like it.

Overall, I support trying to rehabilitate and restore rather than tear-down/replace. Unfortunately, it is often more expensive to do the former. We were fortunate that our home's previous owner had already updated plumbing and electrical systems. Thus, we had few major home projects upon move-in. I know this is not the case with some of our neighbors. I would hope that should the designation move forward, assistance can be provided for renovations that are undertaken for health/safety reasons that are made more expensive because of the designation.

Thank you,  
Philip Hernandez

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**FW: 9-24 agenda item HLD24-001 (Schiele Subdivision Historic District- opposition)**

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 9/24/2024 7:51 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** Michael Rogers [REDACTED]  
**Sent:** Tuesday, September 24, 2024 7:35 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** 9-24 agenda item HLD24-001 (Schiele Subdivision Historic District- opposition)

**[External Email.** Do not open links or attachments from untrusted sources.]

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Good afternoon, my name is Michael Rogers. My wife, Lauren Ogata, and I strongly oppose the Designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District.

My wife and I bought our home on [REDACTED] in 2022, our first home. After spending over a decade moving to seven different states as an active-duty Marine, I finally set down roots in the Bay Area, where we both grew up. We loved the house and the neighborhood. We made sure that we bought a house that we could grow into as a family. This historic district designation would change that, moving the goalposts after we have already committed to this home.

Regarding the specifics of the historic district designation, the presentation given at May's Community Meeting does not hold up to scrutiny. While the general history of the area was interesting, there was nothing of note that should persuade this council to severely limit the abilities of an entire group of homeowners to improve their own houses in the present. The time range provided for the historic nature of the development (1888-1941) is 53 years. That is overly broad and includes over 58% of California's time as a state by the end of the listed period. It should also be noted that this period also covered racist land ownership laws and restrictive unwritten practices, which were not covered in the presentation.

We would also like to note that the presentation noted a gross falsehood with respect to the use of the Mills Act as a reason why the historical district should be created. The Mills Act allows property owners to receive a property tax break in return for preservation and does not require historical district status, despite the way it was presented.

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- It should also be noted that only one home out of the 132 properties has Mills Act inclusion, according to the city's designation process page
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We understand our neighbors' desires to not have to look at an ugly house across the street. But this does not give them the right to impose their will on us in the form of a restrictive historical district designation that would prevent us from making the changes that we desire to the home that we own. The city cites [Secretary of the Interior's Standards for Rehabilitation](#) and the [Your Old House: Guide to Preserving San Jose Homes](#) as documents to guide conformance to changes to properties. Combined, these two sources are 362 pages of additional restrictions and regulations that any improvements need to abide by, in addition to existing local and state regulations for all homes. If you look at the public comments already registered, there are a significant number of residents that do not wish to be subjected to this significant amount of additional regulations.

We respect and honor the past, but this respect should not be at the expense of restricting the present, more importantly, the future. At a time when housing is limited, we should be encouraging current homeowners to improve and expand their homes. 132 individual homes and families' abilities to choose their own destiny stands in the balance of this vote.

Thank you for your time and service to the city,  
Michael Rogers and Lauren Ogata

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**FW: Voting NO against Making Garden Alameda Historic** [REDACTED]

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**From** City Clerk <city.clerk@sanjoseca.gov>  
**Date** Tue 9/24/2024 8:20 AM  
**To** Agendadesk <Agendadesk@sanjoseca.gov>

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**From:** m n [REDACTED]  
**Sent:** Tuesday, September 24, 2024 7:53 AM  
**To:** City Clerk <city.clerk@sanjoseca.gov>  
**Subject:** Voting NO against Making Garden Alameda Historic [REDACTED]

**[External Email.** Do not open links or attachments from untrusted sources.]

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Hello City Clerk of San Jose,

I'm Max Noda & Raven Campbell living [REDACTED] San Jose 95126.

I'd like to vote No for making Garden Alameda historic. I'm in the middle of renovation to expand our home in the same way all my neighbors have done in the past 5 years. Many of the folks who have renovated have done so to expand for their family, and done so in a respectful manner to keep the looks of their homes. We plan to do the same, and we do not want to be punished by extra regulations that would slow and impede process with our property.

The issue with my home is the previous owner made *interior* appliance choices that integrated too tightly with the structure of the home. These appliances are boutique European parts that are constantly breaking, and because they are tiny and integrated, I have to change the structure of the home in order to expand to make room for modern appliances. In short, we need to make our home livable. We plan to do it in a way that respects the exterior of the home, and long story short I want this process to be as smooth as possible without additional road blocks, process, or "gotcha's" that I will only find out after the fact should this neighborhood become history, because how can I know what I cannot know. Alternatively, if there is some way the City can help me expedite our renovation, and make our expansion process smooth in LIEU of this historic ruling (should we become historic) then I am all of it as well.

Please let me know who can help me out. Like everyone else, I'm trying to live a simple and easy life. And not rock the boat so much. Let me know who can help make my planned renovation easier.

Thanks,  
Max

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