



CURRENT OWNER	ARCHITECT	
Epimenio Garcia 576N. 15 <sup>th</sup> Street San Jose, CA 95112	Charles Brown 4831 Kingdale Drive San Jose, CA 95124	

PUBLIC AGENCY COMMENTS RECEIVED

Completed by: LX

None.

Other Departments and Agencies

None.

GENERAL CORRESPONDENCE

None.

ANALYSIS AND RECOMMENDATIONS

## **BACKGROUND**

The applicant, Epimenio Garcia, is requesting a Single-Family House Permit on a 0.13 gross acre site located at on the east side of N. 15<sup>th</sup> Street, approximately 450 feet south of Jackson Street, to allow the construction of a new detached single-family residence, including the demolition of the existing single-family house and detached garage on the site. The subject site is surrounded by single-family residences to the north, east and south and Backesto Park to the west across N. 15<sup>th</sup> Street.

## **ENVIRONMENTAL REVIEW**

The Director of Planning, Building, and Code Enforcement has determined that this project is exempt from environmental review requirements under Title 21 of the San José Municipal Code, implementing the California Environmental Quality Act (CEQA). Pursuant to Section 15303(a) of the CEQA Guidelines, permitting of the construction and location of limited numbers of new, small facilities or structures including, but are not limited to: One single-family residence. The proposed project qualifies for this exemption in that the project involves the permitting and construction of one new single-family residence. A Department of Parks and Recreation (DPR) form and Historic Evaluation Criteria (Tally) form were required as part of the environmental review of the project.

## **GENERAL PLAN CONFORMANCE**

The proposed project density conforms to the *San Jose 2020 General Plan* Land Use/Transportation Diagram designation for the site of Medium Low Density Residential (8 DU/AC). This land use designation is typified by the 6,000 square foot subdivision lot which is prevalent in San José. It is characteristic of many residential neighborhoods, and is the density at which the majority of San José's single-family housing has been built.

The *San Jose 2020 General Plan* Urban Conservation/Preservation Major Strategy states that at a strategic level, preservation activities contribute visual evidence to a sense of community. The General Plan recognizes the importance of sustaining viable neighborhoods because there is no practical way to replace the City's housing stock or its other physical assets.

As a subset of that strategy, the Urban Conservation Goal is to improve the existing quality of life and create a stable, mature community. Along with the Urban Conservation Goal, the Historic, Archaeological and Cultural Resources (HACR) Goal is to preserve historically and archaeologically significant structures, sites, districts and artifacts in order to promote a greater sense of historic awareness and community identity and to enhance the quality of urban living. The Preservation of Historic Resources identified as Structures of Merit is addressed in the following Policies:

- Policy No. 3 An inventory of historically and/or architecturally significant structures should be maintained and periodically updated in order to promote awareness of these community resources.
- Policy No. 4 Areas with a concentration of historically and/or architecturally significant sites or structures should be considered for preservation through the creation of Historic Preservation Districts.

Monitoring and maintaining the Historic Resources Inventory, and placing priority on survey work in potential Conservation Areas and Historic Districts implement the Urban Conservation/Preservation Major Strategy.

### **HISTORIC RESOURCES DESCRIPTION**

The attached State of California Department of Parks & Recreation (DPR) form states that the structure is a neoclassical bungalow with minor modifications. The modifications include the enclosure of the original recessed rear porch and a small shed roofed room projecting from the rear of the structure. Many of the character defining features have been preserved, including; siding, porch columns, and the front door. The property does not appear to be individually eligible for the California Register, or to be a Candidate City Landmark, but does appear to be eligible for listing as a Structure of Merit on the Historic Resources Inventory.

### **ANALYSIS**

The primary issue for the Historic Landmarks Commission regarding this project is historic preservation. According to the DPR form, the property is consistent with and contributes to, a local single-family residential neighborhood that reflects an understandable pattern of residential development within the Original City of San Jose during the period surrounding World War I. The neighborhood appears to have some historic value of a secondary nature within the context of the development of greater San Jose due to the vernacular but consistent Craftsman character. While the neighborhood as a whole was not reviewed for eligibility for the National Register, a local city landmark district, or a conservation area, it appears that the area would most likely be eligible as a conservation area under the current criteria set forth in the Historic Preservation Ordinance.

While the project does not propose to demolish a structure that has been determined to be a Historic Resource under CEQA, it does propose to demolish a structure that plays a role in preserving the City's historic fabric as

a Structure of Merit and potentially as a Contributing Structure to a City Landmark District or Conservation Area.

### **COMMUNITY OUTREACH**

This Staff Report has been available on the Planning Divisions web site, and staff has been available to discuss the project with interested members of the public. The applicant posted a notification sign at the site in conformance with the Public Outreach Council Policy. Notices of the Director of Planning public hearing will be distributed to the owners and tenants of all properties located within 300 feet of the project site and posted on the City website.

### **RECOMMENDATION**

The Historic Landmarks Commission (HLC) can make recommendations to the Director of Planning regarding the identified Structure of Merit located on the existing site.

Should the HLC not support the demolition of the identified Structure of Merit, recommend project alternatives that include some or all of the following:

1. Listing the qualifying Structure of Merit on the Historic Resources Inventory,
2. Integrating the qualifying Structure of Merit into the project at a scale that is compatible with the existing neighborhood and adding additional square footage using the "Your Old House Design Guidelines".

No environmental mitigation is required as a part of the proposed project. However, should the HLC support the demolition of the identified qualifying Structure of Merit, the HLC could recommend some or all of the following project conditions:

1. Advertise the identified Structure for relocation,
2. Offer the identified Structure for salvage opportunities to local historic organizations and salvage companies prior to any demolition activities if relocation is not successful.

Attachments: Maps, Historic Report

Pbce001/Implementation/Planning Files/ Zonings/ 2005/PDC05-014.HLC SR