

Historic Resources Project Assessment

Winchester Ranch Mobile Home Park
555 South Winchester Boulevard
San José, Santa Clara County, California
(APN #303-38-001)



Prepared for:
City of San José
Department of Planning, Building and Code
Enforcement
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Cover image via Google Earth Pro

Introduction

A 15.69 acres site, located on the west side of South Winchester Boulevard just north of the Junipero Serra Freeway (Interstate 280) on-ramp and south of Olsen Drive in San José, within the Santana Row / Valley Fair and Vicinity Urban Village, is being proposed for a multi-family residential project. The project is presently referred to on schematic project plans as the Winchester Ranch Site Development project.

The project has been filed with the City of San José as a Planned Development Rezoning (PDC18-037), a General Plan Amendment under GP18-014, a Planned Development Permit under PD19-019, and a Tentative map under PT19-023. These entitlement applications propose up to 691 residential units to be permitted under a new R-M(PD) Planned Development Zoning District and General Plan land use designation of UR Urban Residential. Planned Development Permit will allow a mobile home park conversion, and the Tentative Map proposes to subdivide the property from one lot to 64 parcels.

The “L”-shaped site is currently occupied and operated as Winchester Ranch Mobile Home Park, established in 1976. The project associated with the future land use changes is in preliminary form but includes a 7-story podium-style residential building as well as 4-story rowhouses, condominiums, and residential flats. The project proposes to demolish all the extant structures on the subject site.

The site is adjacent to the City Landmark Winchester Mystery House (a.k.a. Sarah L. Winchester House) at 525 South Winchester Blvd. (HL95-101). The Winchester Mystery House (hereafter referred to as the Winchester House when referring to the listed resource) is also California Landmark #868 and is on the National Register of Historic Places (NPS-7400559). It is an extraordinary structure that has been noted to be *sui generis* by the Historic American Building Survey.

The site is also adjacent to the property that contains the City Landmark Century 21 Theater building at 3161 Olsen Dr., currently vacant (HL14-212).

The intended project applicant with the City of San José will be Pulte Group. The property is currently owned by MLC Ranch LLC.

David J. Powers & Associates, Inc. contracted with Archives & Architecture, LLC, to prepare a historic resources assessment of the project as a part of preparation of documents for a Draft Environmental Impact Report (DEIR). This report will be used to inform the environmental process and will be included as a part of environmental review of the project under the California Environmental Quality Act (CEQA).

Summary of Findings

The subject property was annexed to City of San José as a part of Winchester No. 26 on October 6, 1976, around the time that Winchester Ranch Mobile Home Park was established. The mobile home park itself is around 42 years old and is not evaluated for

historical significance within this report, as it is not exceptional in its design or associations to be considered under the 50-year old threshold used in assessing historic resources.

- The pre-1976 buildings and structures on the project site are primarily associated with the Charles and Lelia Cali family, and as such have some historical importance based on their association with Lelia Cali, a woman of some note. Some of the ancillary structures on the site are remnants of the Sarah L. Winchester estate from her lifetime. All these pre-1976 structures should be fully documented and considered for re-use on the site and/or relocation prior to site clearance activities, along with preservation of historic landscape features as feasible per General Plan policy.
- The proposed project design, as presently proposed in concept, could result in an adverse environmental effect on the historic resource Winchester House. The architectural and landscape design of the seven-story building on the panhandle of the subject property would impact the historic integrity of the Winchester property, especially the immediate setting of the perimeter buildings along the shared property line and the overall setting of the resource. Recommendations are included to mitigate this impact.
- The project in its current proposed configuration appears to be inconsistent with the *Envision San José 2040 General Plan* policies pertaining to the preservation of City Landmarks. The project, due to its scale and placement adjacent to the Winchester House should be designed for a greater level of compatibility with this historic resource so as not have an adverse effect on the integrity of the setting, design, associations, and feeling of the Winchester House.
- No design impacts are anticipated on the adjacent city landmark Century 21 Theater building.
- The proposed construction methods for the project have the potential for remote impact on the nearby historic resource, the Winchester House complex, a historic resource that has been identified within the Historic American Building Survey (HABS) as *sui generis*. Recommendations are included to mitigate this impact.

Purpose and Methodology of this Study

This document is presented in a report format and presents historical information regarding the project site and adjacent city landmark properties, including the City Landmark Century 21 Theater building and the City Landmark Winchester Mystery House, since the project may impact these historic resources. Because the project may affect the immediate environment, this report presents historical information about both landmarks to aid in the analysis of project impacts. The project is therefore assessed for potential impacts to listed and historic resources of lesser significance, both on and off site.

The site contains around 111 mobile homes and a community (recreation) center and other related ancillary structures that are proposed for demolition. The community center was constructed in 1976 from portions of an earlier barn structure that had been converted to residential use and that had historically been associated with the Charles and Lelia Cali family. This building as well as other site features are evaluated for historical significance within this report. This site has not previously been the subject of a historic evaluation at either the local, state, or national levels as well as can be determined.

The Impacts section considers the current proposed project and how it may affect existing historic resources as well as the structures that are eligible as listed historic resources.

Attached to this report is a DPR523A recordings of the community center building and related site structures that are proposed for demolition. The Century 21 Theater and the Sarah L. Winchester House are not evaluated for historical significance within this report, as they are designated historic resources. The application forms used for those listings are included or linked to within this report for informational purposes and to inform the impacts analysis.

The DPR523 recording forms provide property data, a detailed description as well as information on historic integrity. (A listing of applicable sources of information consulted in preparing this report can be found at the end of this document.)

The report summarizes the findings within the DPR523 forms and includes a more detailed narrative of the historic context of the site and property history. The report also contains a section on regulatory context. The report concludes with a discussion of potential impacts to historic resources, and suggested mitigations to reduce those impacts.

The site was examined in August 2018 by Architectural Historian Franklin Maggi. The exteriors of the building and structures were photographed. Principal photographic views are included within the DPR523 forms.

Historical research was conducted by the staff of Archives & Architecture and consisted of a review of both primary and secondary sources of historical information. The research and historical investigation was prepared utilizing the methodology recommended by the National Park Service, as outlined in *Preservation Brief #17 - Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1988), #35 -*Understanding Old Buildings: The Process of Architectural Investigation* (1994), as well as the *Historical Overview and Context for the City of San José* prepared by Glory Anne Laffey in 1992.

The report concludes with recommendations based on the City's General Plan goals and policies. The recommendations include language for consideration as mitigations that may reduce the environmental effects of the proposed project as they relate to historic resources.

Qualifications of the Consultants

The principal author of this report was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley.

Leslie A.G. Dill, Historic Architect, provided the technical architectural description for this report, and collaborated on the assessment of the project for impacts and preparation of the recommendations. Ms. Dill has a Master of Architecture with a Historic Preservation Program Certificate from the University of Virginia, Charlottesville.

Franklin Maggi and Leslie Dill meet the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History and Historic Architecture respectively, in compliance with state and federal environmental laws. CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

Disclaimers

This report addresses the project and its plans in terms of historically compatible design of the exterior design only. In this report, Archives & Architecture, LLC and its sub-consultant have addressed structural conditions for potential project feasibility solely for the purposes of assessing the project under the Guidelines of the California Environmental Quality Act, but have not been contracted for or otherwise is responsible for investigating any site conditions or structural design or any other related safety hazards that might or might not exist at the site and building for the purposes of permit entitlements or construction contract documents.

This report does not include any evaluation for the potential for subsurface resources.

Project Information

Project Description

The proposed project to be undertaken following the change in General Plan designation, a rezoning of the property and tentative map, and issuance of Planned Development (PD) permits will consist of the construction of up to 745 residential units as noted in current plans, or up to 691 residential units as noted on the City's active permit application site as the time of preparation of this report. The units would be comprised of for-sale condominiums and rental apartments (see schematic site plan next page). Open space is currently shown along the northwest and western boundaries of the development.

Project Design References

The reviews in this revised report are based on plans that are included in the 36-sheet drawing set titled *Winchester Ranch Site Development* dated 04/18/19, by Pulte Group, the applicant, KTG Architecture + Planning for architectural design, Civil Engineering Associates for civil engineering, and VanderToolen Associates for landscape design, along with the *Winchester Ranch Existing Tree Exhibit* [Site Plan], by Civil Engineering Associates for Pulte Homes, dated 09/14/2018. The previous version of this report was based on *Winchester Blvd* [Building Plans and Elevations], dated 09/20/2018, by KTG Architecture + Planning for LMC, as well as the *Winchester Ranch Existing Tree Exhibit* [Site Plan], by Civil Engineering Associates for Pulte Homes, dated 09/14/2018.



Conceptual Site Plan from Sheet 3.1 – April 2019 by Civil Engineering Associates

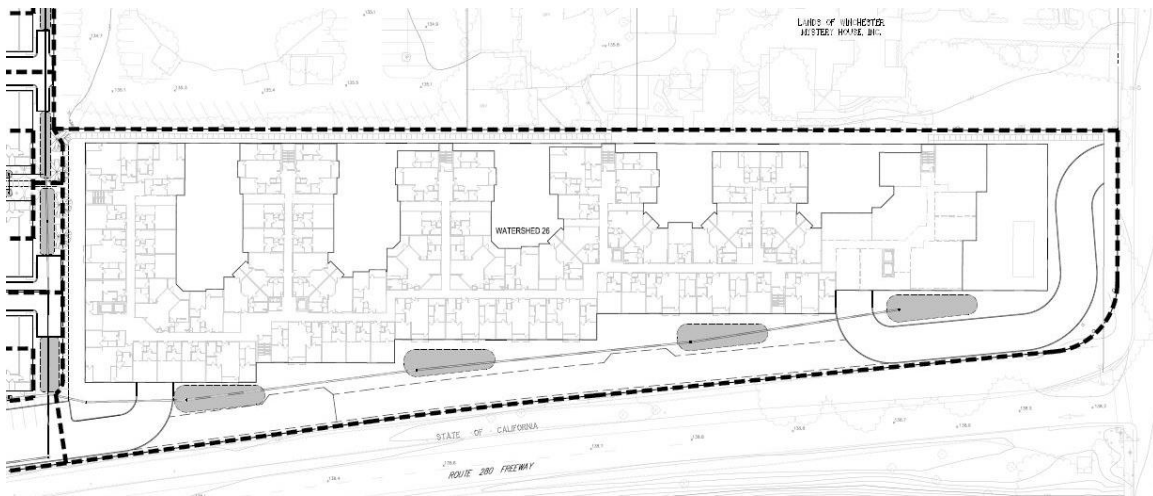
Project Design Summary

The project shows the removal, relocation, and/or demolition of the mobile homes on the property. The project currently also shows the removal, relocation, or demolition of the existing related buildings on the site. The proposed project includes the realignment of what is now called Charles Cali Drive and the construction of a new multi-family, seven-story residential apartment building that will fill most of the narrow eastern panhandle of the project site. The project proposes an array of attached four-story multi-family housing blocks within the larger, western square of the property. A wide green space or park area is shown on the northern boundary of the western portion of the project and a narrower green space buffer design on the western boundary. Limited landscaped space is provided at the panhandle.

Within the project drawing set, Sheet 2.1 includes an outline of Development Standards for the project, including the proposed density and minimum setbacks; however, it does

not include references to City of San José Historic Preservation Standards or provide design guidelines or a project narrative that addresses the adjacent resources. The site plan does not include a clear representation of the location and names of the historic Winchester-era outbuildings immediately north of the property line.

According to the revised site plans for the panhandle area of the development, the eastern portion of Charles Cali Drive will be relocated to curve tightly against the front property line and curve tightly into a parking-garage entrance proposed to face south toward the Interstate 280 freeway, near the east corner of the building. The rendering illustrates the front setback with a scattering of street trees; however, the site plan indicates that the landscaping at the street frontage adjacent to the Winchester House would be primarily paved with minimal vegetation. The original project drawings reviewed for this report seem to illustrate that almost all, if not all, of the trees on the site are proposed to be removed.



Detail of Conceptual Stormwater Control Site Plan from Sheet 6.3 – April 2019 by Civil Engineering Associates

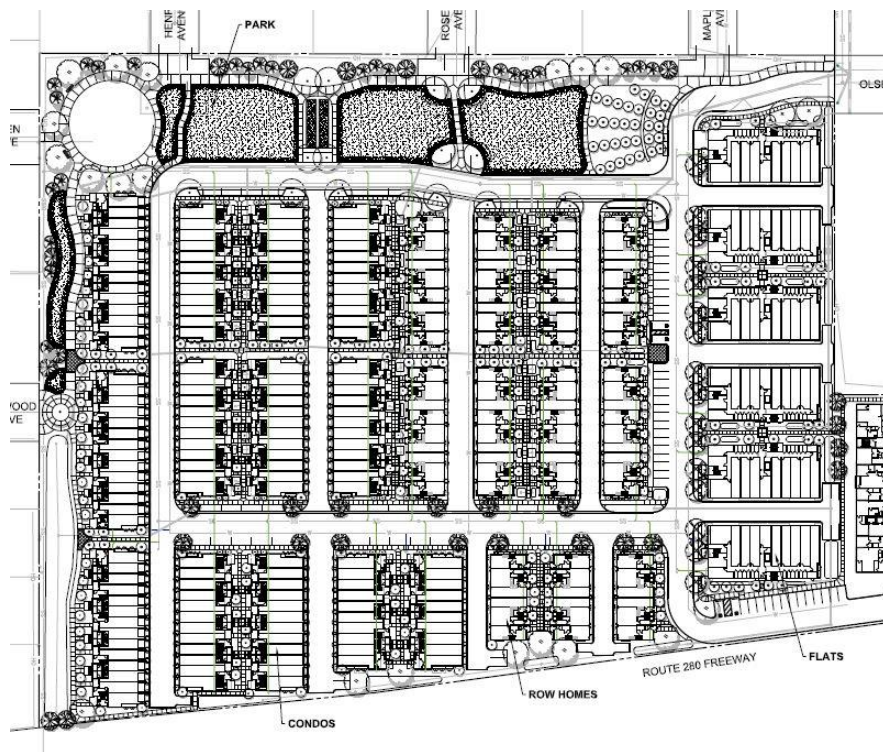


Rendered view of proposed “podium building” in the project panhandle – April 2019 by KTG Architecture + Planning

The multi-family residential building is shown to be constructed with a “ten-foot minimum” setback along the shared property line of the Winchester House. The setback is shown filled with paved emergency exiting pathways. The drawing set does not include a conceptual north elevation, so the direct impact of the design as a backdrop for the Winchester House property and outbuildings cannot be directly reviewed. The design of the two-story parking garage, which is illustrated on the site plan as a single wall plane over 700 feet in length, cannot be reviewed for perceived massing, scale, materials, or composition with regard to historic buildings of residential scale, ten feet away. The upper stories (the third through seventh stories) are massed on the north side into six wings that extend to the ten-foot setback; the wings cluster around a series of five courtyards.

The primary landscaping design on the south of the podium apartment building, 20 feet of the estimated 30-foot setback, would be designed to accommodate emergency-vehicle accessibility. Another parking garage entrance curves into the west end of the south elevation. The building mass is offset towards the Winchester House.

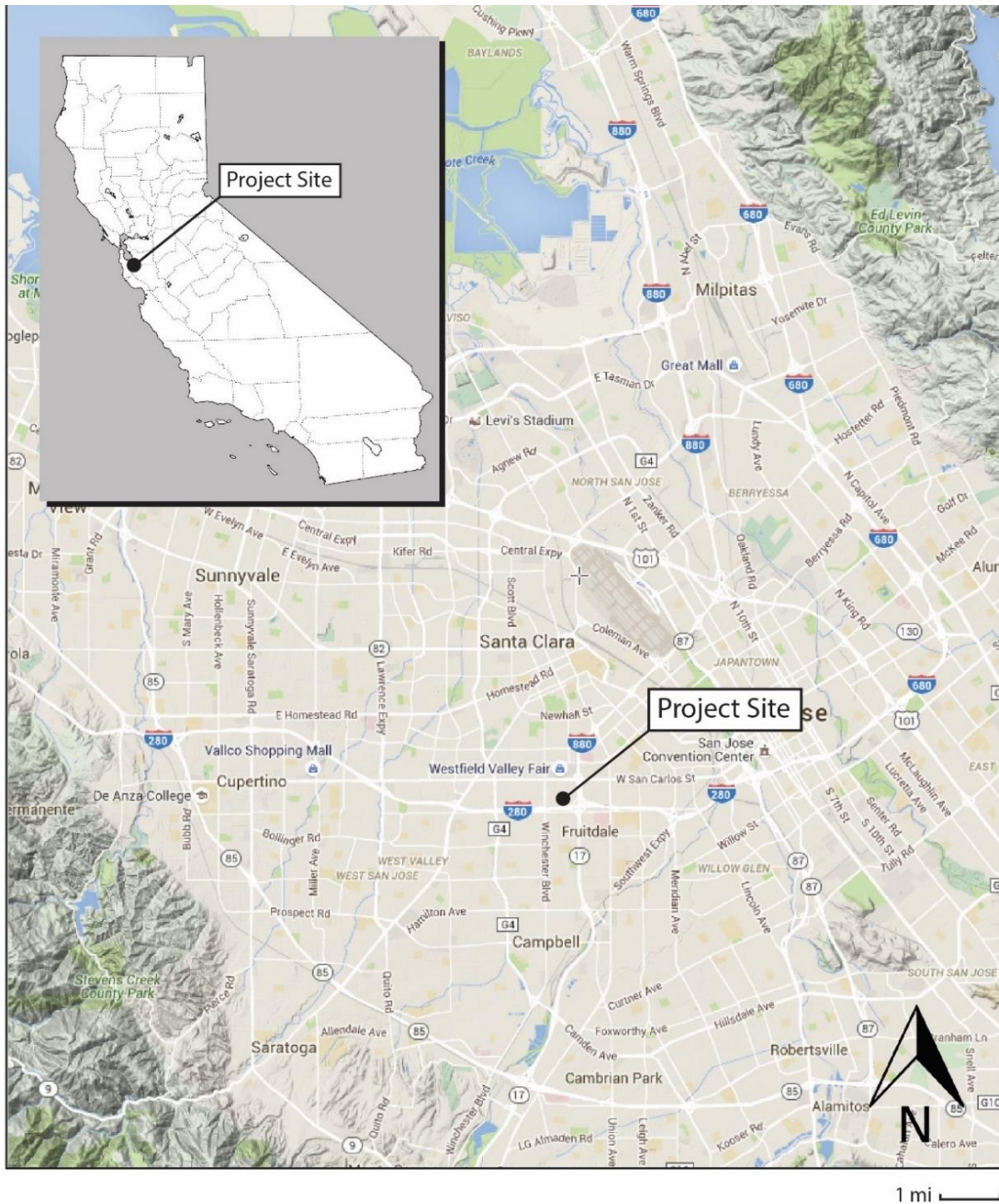
The proposed rowhouses, apartment blocks, and condominium flats in the western portion of the property include a continuation of Olsen Drive, providing some separation from the Century 21 Theater location. The configuration of the properties also includes a large parcel (former theater location and its parking lot) between the Winchester House estate and the proposed western residential development.



Detail of Western Area from the Overall Site Plan Sheet 7.1, illustrating green belt along the west property line and park area on the north – April 2019 by Pulte Homes

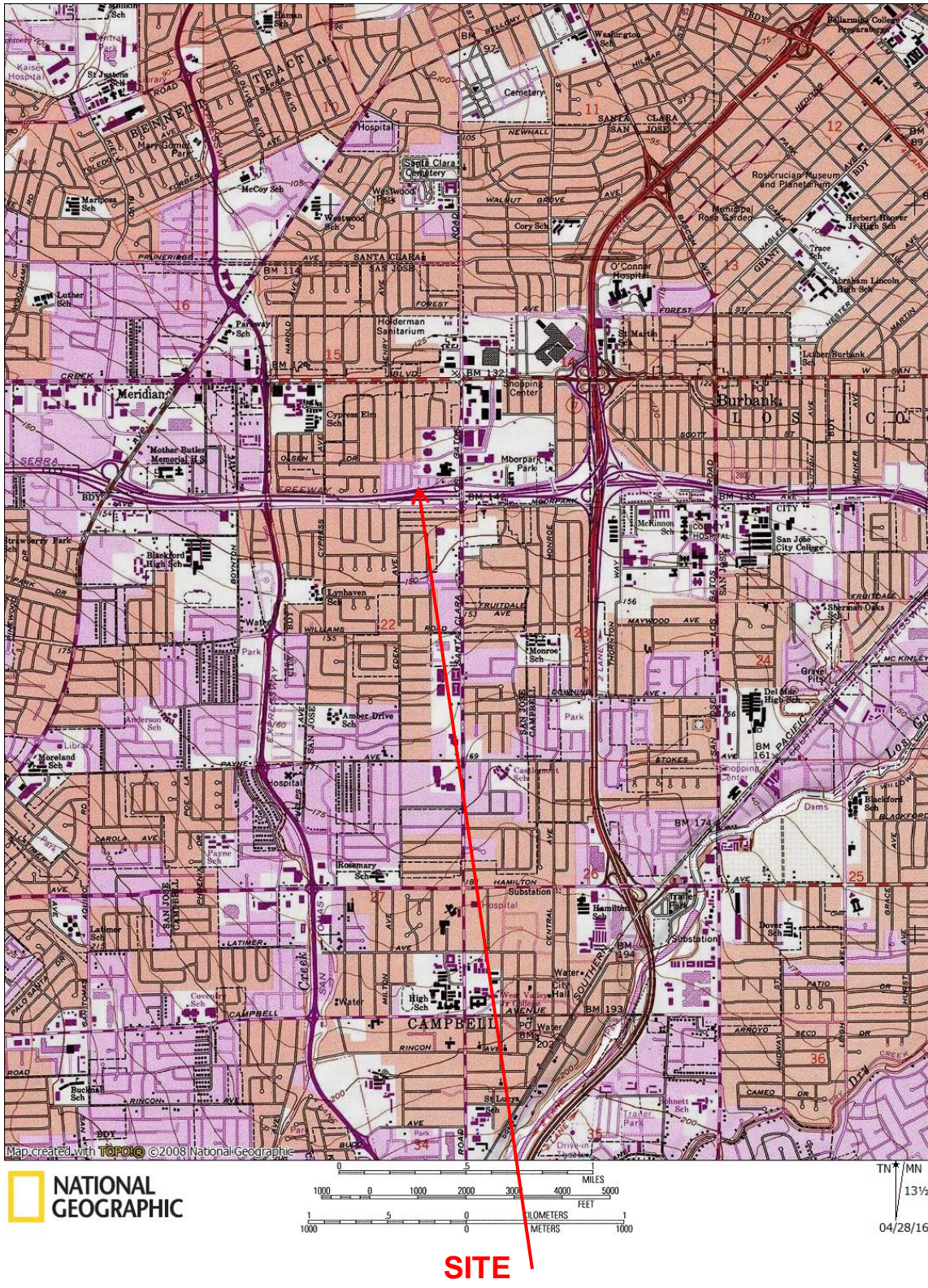
Maps and Locational Data

Regional Map

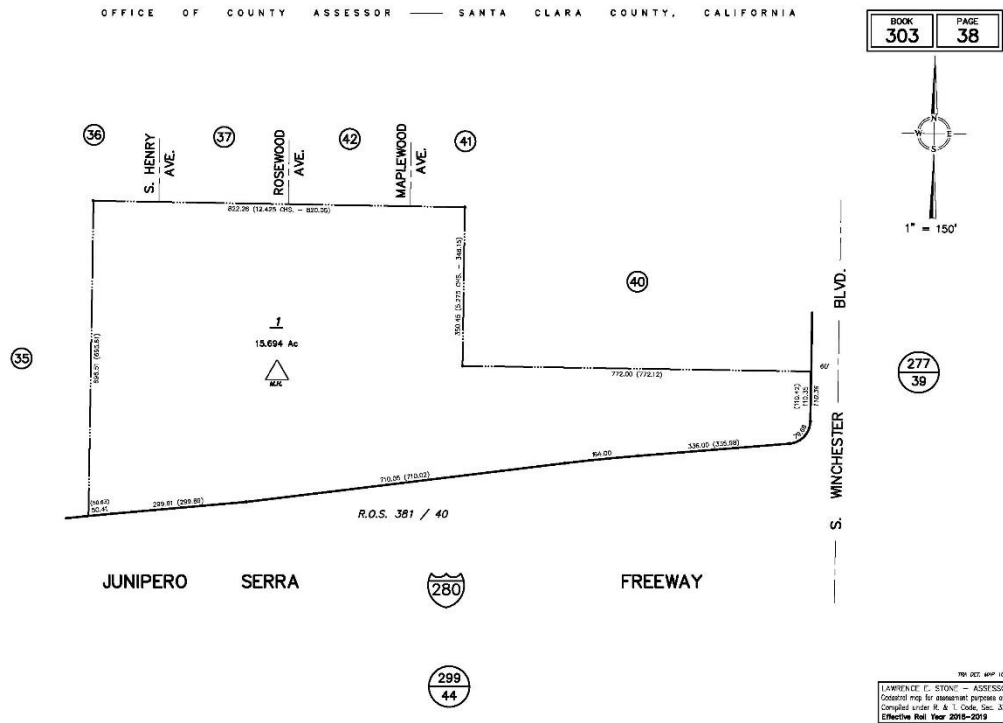


Source: <http://mapper.acme.com>

Location Map



Santa Clara County Assessor's Map



Background and Historic Context

Previous Surveys and Historical Status

Both the Century 21 Theater building and the Sarah L. Winchester House have been the subject of prior historic evaluations and designation proceedings.

Winchester Ranch Mobile Home Park has not been the subject of any like evaluations or designation proceedings in the past as well as can be determined.

Sarah L. Winchester House

The house associated with Sarah L. Winchester was first formally identified locally as a historic resource when in the early 1960s it was included in the County of Santa Clara's *Preliminary Inventory of Historical Landmarks in Santa Clara County* (1962); it was listed as #108, then on what was called Santa Clara-Los Gatos Road (now Winchester Boulevard).

The State of California registered the property as California State Landmark 868 on January 11, 1974, and the National Park Service subsequently placed it on the National Register of Historic Places that same year on August 7, 1974.

The Santa Clara County Heritage Resource Inventory of October 1975 identified the Winchester House at 525 South Winchester Boulevard under San José Listing #5, and the

June 1979 Inventory identified the Winchester House as #324. The next year, in 1980, the property was annexed to the City of San José.

With the adoption by the San José City Council of San José's first Historic Resources Inventory in the 1980s, the Winchester House was listed within the Inventory as CL (California Landmark) and NR (National Register of Historic Places).

In 1995, it was nominated as a San José City Landmark (HL95-101). It was designated in 1996 under City Council Resolution #66464 under the theme of *Architecture and Shelter* with a *Period of Horticulture*.

Century 21 Theater

The Century 21 Theater building was nominated to the National Register of Historic Places as an individual property in June 2013 by Docomomo Northern California Chapter. The historic use was defined as *RECREATION AND CULTURE/Theater*. The applicable National Register Criterion was C (with an architectural category of *Modern Movement/International Style*).

The nomination stated that the building has integrity of location, design, setting, materials, workmanship, feeling, and association, is significant for its architecture, and has a period of significance of 1964, the year it opened. No Criteria Considerations, (such as age), were found to be necessary to help determine eligibility, as the building had reached 50 years in age and met the 50-year requirement without the need to apply Criteria Consideration (G), which pertains to properties that have achieved significance within the past 50 years.

The California State Historical Resources Commission reviewed the nomination on April 22, 2014 and recommended that Century 21 Theater be listed on the National Register. Subsequently, during the summer of 2014, the Keeper of the National Register found the property eligible, but due to the owner's objection, did not list the property.

After notification of the Keeper's action, the California State Historic Preservation Officer listed Century 21 Theater on the California Register of Historical Resources.

Concurrent with the above proceedings, on January 9, 2014, the San José Historic Landmarks Commission nominated Century 21 Theater as a City Landmark. At their May 7, 2014 meeting, the Commission recommended to the San José City Council that the designation be approved.

On June 9, 2014, the San José City Council approved the landmark designation (HL14-212) under Resolution #77034 with a theme of *Social, Arts, and Recreation* within the *Period of Industrialization and Suburbanization*.

Historical Development of the Study Area

The project site lies southwesterly of the historic lands of Mission Santa Clara. This large rural area of Santa Clara Valley was the subject of a patent claim by Juan Chrisóstomo

Galindo, Antonio María Osio, Francisco C. Arce, and José Arnaz in the early 1850s for a rancho of 4,835 acres; they were unsuccessful in obtaining title from the California Lands Commission, as it was determined that Father Real of the Mission had no authority to grant land. This area south of Mission Santa Clara had been first traversed by non-indigenous Spanish settlers of the Santa Clara Valley in 1791, when Padre Fermin Lasuen returned to Mission Santa Clara after founding Mission Santa Cruz.

The area of the patent claim, east of the San Tomas Aquino Creek to the *Rancho de los Coches*, and north to Santa Clara, most likely remained the extended territory of Mission Santa Clara lands until subdivision and settlement occurred under American rule during the 1860s. The route from the Santa Clara mission to the Santa Cruz mission generally followed the alignment of what is now Winchester Boulevard.

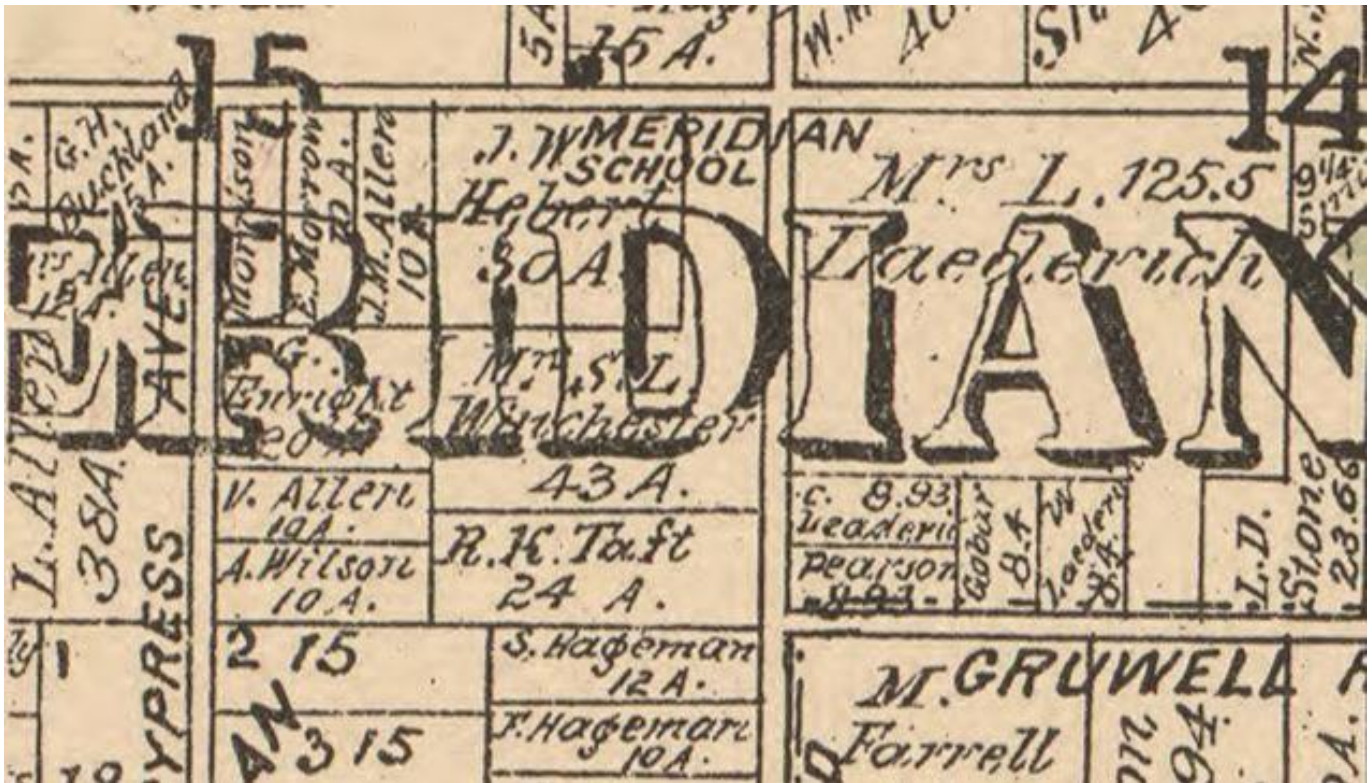
By the 1870s, the route was known as Santa Clara Santa Cruz Road and connected those two towns. The large acreages of the valley's rancho and mission properties had been subdivided into small farms and ranches by then. Although stock raising dominated agricultural production through the 1870s, wheat growing, dairy farming and horticulture were taking a larger role following the drought of 1863-64.

The subject property is within a 240-acre property purchased by Walter F. Hargis in 1863. The property extended from old Santa Clara Santa Cruz Road to San Tomas Aquino Creek on the west, and from Stevens Creek Road on the north to present-day Moorpark Avenue on the south. Hargis had come to California from Smith County, Tennessee after volunteering in Texas during the Mexican War, then lived in various parts of California during and after the Gold Rush. In 1861, Hargis married Susan Agnes Campbell, sister of Benjamin Campbell who founded the town of Campbell. Susan had arrived in California in 1846 at age two with her parents William and Agnes Campbell. Following Susan's death in 1869, Walter married Lebbie Messersmith, whose father owned a neighboring ranch. The Hargis family resided in a house built by Walter located on the site of the present-day Winchester Mystery House. This home was occupied by the Hargis family into the 1880s, by which time the property had expanded to 270 acres.

Sarah L. Winchester Era of Ownership

Sarah Lockwood Winchester (*Ca.* 1840-1922), the widow of William Wirt Winchester and heiress to his estate, is well known in the history of California and the Bay Area as the builder of what is now known as the Winchester Mystery House. A resident of New Haven, Connecticut, her introduction to Santa Clara Valley came in spring of 1886 when she toured the valley by carriage. The Hargis wheat ranch had by then been subdivided into fruit farms, and the 44.839-acre L-shaped parcel at the southwest corner of Stevens Creek Road and the renamed Santa Clara-Los Gatos Road was then owned by John Hamm (Deeds 85:270). It had an eight-room house, said to have been at least 10 years old when Winchester purchased the property that year and was perhaps the house

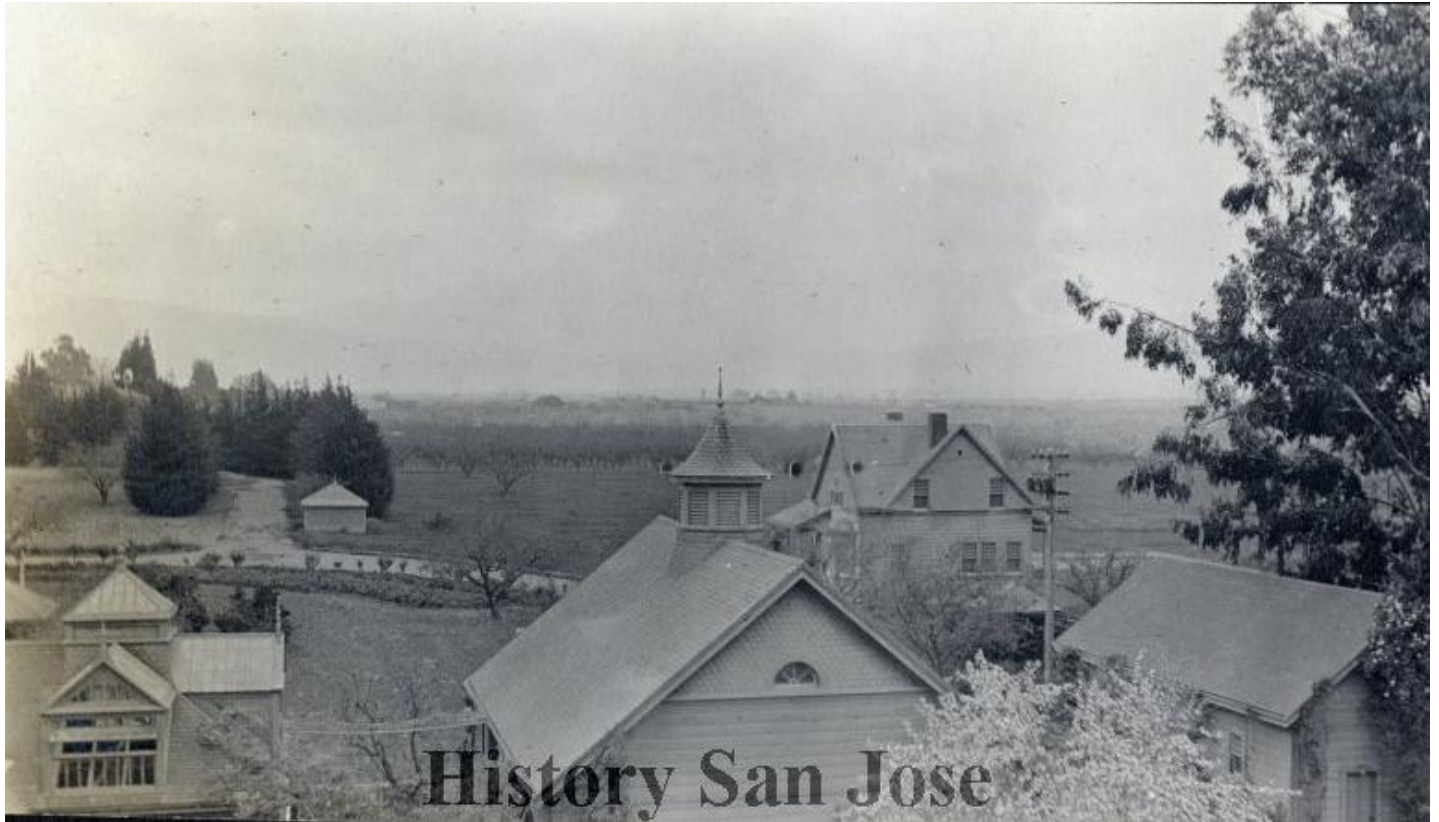
Walter Hargis built in the 1860s. It is not known where the exact location of the Hamm house was.



1890 County of Santa Clara Official Map by Herrmann Bros. showing Taft property prior to acquisition by Sarah Winchester

Sarah Winchester christened her new home “Llanada Villa” after the Basque region of Llanada Alavesa and invited her sisters Belle and Estelle to join her.

Some accounts estimate that the original house was expanded to 26 rooms within the first six months after Winchester’s acquisition, and continued to grow until 1906. The property itself grew during this time to around 160 acres on both sides of the road, including the area that now contains Santana Row. The original entry of the house faced east as it does today, although Winchester started work on a new grand entry to the south towards where Winchester Ranch Mobile Home Park exists today. That portion of her property consisting of 23.81 acres was acquired by Winchester sometime in 1891 from Elizabeth and Robert Taft. The site of the current Winchester Ranch Community Center building sits where a prior house had had been located until it was destroyed by fire in 1929 (see image below). This house has been referred to as the Caretaker’s House on Sarah Winchester’s property, and may have originally been the residence of the Tafts.



Circa 1906 view from Sarah Winchester house of Caretaker's house at site of current Winchester Ranch Mobile Home Park community center building (with permission from History San José). The Caretaker's house burned in 1929. This view facing south shows the early planned entry to Sarah Winchester's house from the south as well as the pump house four-square structure along driveway. Although the original entry to Sarah Winchester's house faced east, after acquiring the Taft property, she began work on a new south-facing grand entry to her mansion. Her workers built "a very solid road bed..." and had it framed with hedges.¹

When she discovered that the County of Santa Clara planned to extend Moorpark Avenue to the west through her property (at the south end of the property she had acquired from the Tafts), she fought the proposal, but ultimately lost the battle and settled on improving her original entry off the Santa Clara-Los Gatos Road.

Llanada Villa was severely damaged in the 1906 San Francisco Earthquake. Sarah Winchester moved to Burlingame for a few years and returned to her house in San José in 1909. During the last 12 years of her life, she was a recluse and in poor health, and moved between San José and another house she owned in Atherton.

¹ Leib Collection at Stanford University Archives. Historian and biographer Mary Jo Ignoffo has compiled an extensive chronology of events from local archives as well as the Connecticut Historical Society in preparation of *Captive of the Labyrinth, Sarah L. Winchester, Heiress to the Rifle Fortune*, 2010.



1931 aerial (Fairchild maps collection, California Room, San José Public Library).

Within nine months after her death in 1922, Llanada Villa was sold, and it was opened to the public on May 20, 1923 as a tourist attraction. The property was split, with the house on a reconfigured 66-acre parcel leased by John H. Brown and his wife Mayme and run by the “Winchester Amusement Company.” Prior to the Browns perfecting their title in 1931, by 1926 Charles Cali had acquired the southerly portion (30.40 acres) of these 66 acres from Mercantile Trust Company California. The Cali purchase included all the land, 23.81 acres, that Winchester had acquired from the Tafts, and an additional 6 to 7 acres to the rear (west) of the Winchester House that had been a part of Winchester’s original 44+ acre purchase in 1888.

Eventually named the Winchester Mystery House, the facility has remained in operation to the present, although the large estate that existed at the time of Sarah Winchester’s death in 1922 has been reduced to two parcels of just fewer than five acres, including a parcel of just under three acres that includes the house. The lots to the north and west that were developed in the 1960s were developed under Winchester Properties (now

Winchester Investments), which include the parking lot for the Winchester Mystery House and the rear portions of the house site.



1960 aerial (Fairchild map collection, California Room, San José Public Library) just after the Cali family had moved onto the site in the remodeled barn structure, and prior to the condemnation of the Interstate 280 right-of-way

The house itself is now owned by Winchester Mystery House Associates.

New Commercial Development and the Century Theaters

Following World War II, the area around the Winchester Mystery House and the Charles Cali Ranch (discussed in the next section) experienced rapid growth following the opening of the Winchester Shopping Center, Valley Fair, and Town & Country Village and related suburban development in the vicinity. This area of the county and newly expanded western boundaries of San José grew replacing orchards with residential subdivisions.

New freeways and the widening of many rural two-lane roads into multi-lane arterial boulevards called expressways were proposed, anticipating that the Federal Aid Highway Acts of 1952 and 1956 would enable a funding mechanism for road development. These plans included the construction of the Sinclair Freeway (Interstate 280), just south of the project site, which ultimately bisected the 30-acres owned by

Charles Cali, as well as increasing Winchester Boulevard to six lanes. The completion of Highway 17 through the valley in the early 1960s provided needed new access to Valley Fair and environs, and the coming of Highway 280 during this period was planned to address the new automobile congestion resulting from the expansive residential growth in the western parts of the valley. In 1963, condemnation of the right-of-way through the Cali property was finalized as Case 34825 and filed with the County Recorder (OR 5969:661).

In 1963, planning was also underway for the Century 21 Theater. Nearby ranches had been subdivided into new residential development, and included residential tracts to the west, south, and north in unincorporated Santa Clara County. On and off ramps at Winchester Boulevard would soon be providing easy access to the immediate area from the growing west valley suburban areas spurring more commercial development.



USGS 1968 aerial of vicinity, Century Theater complex at center of image, Winchester Ranch had not yet begun construction (nominal north is to the top of this image). At this point in time Charles and Lelia Cali were still living on the ranch, and the following year Lelia retired from San Jose Water Company and her position of Vice President.

In 1963, the heirs to the original Brown family (the family who acquired the Winchester house property in 1931) entered into an agreement with Raymond "Ray" Syufy to build a theater complex on the undeveloped part of the property to the north of the Winchester House. Syufy was a Bay Area theater developer who had built a chain of drive-in and

traditional sit-down movie theaters and the owners entered into a 50-year lease agreement with Syufy.

Although surrounded by recent San José annexation areas, Winchester Properties gained approval from the County of Santa Clara to develop their property, remaining as unincorporated territory without requiring annexation to San José. The property remained under County of Santa Clara jurisdiction until annexed in 1980 as Winchester No. 33, four years after the Winchester Ranch Mobile Home Park was annexed.

Century 21 opened on November 24, 1964, heralded in newspapers as “Northern California’s most unusual and luxurious theatre.”



1970 aerial view from southwest prior to construction of the Winchester Ranch Mobile Home Park (with permission of Sourisseau Academy for State and Local History, San José State University)

In 1966, Century 22 Theater opened just north of Century 21, followed two years later by Century 23 Theater to the rear of the Winchester Mystery House, adjacent to the subject property. South of the new Olsen Drive, a parking lot was configured along the north side of the Winchester Mystery House. Final site development occurred in 1975 when the Century 22 Theater building was expanded with the addition of two small domes.

In 1997, Federal Realty had acquired San José’s Town and Country Village shopping center across Stevens Creek Boulevard from Westfield Valley Fair and began plans for a new shopping center (Santana Row) that, together with Westfield Valley Fair, would comprise the biggest retail-shopping district in the South Bay area. Westfield expanded Valley Fair in 2001-2002, and around the same time, Federal Realty demolished Town and County Village and began construction on Santana Row. By 2013, Federal Realty began their planning stages for the future Santana West project on the site of the Century Theaters and the historic Bob’s Big Boy Restaurant.

In 2014, Syufy closed operations of the three theater buildings on the subject site, ending a long-term lease with the property owners. That same year, the Century 21 Theater was listed on the California Register of Historical Resources and designated a City Landmark by the San José City Council.

Charles Cali Property

The 30.4 acres property bought by Charles Cali in 1926 includes the 15.694 acres of Winchester Ranch Mobile Home Park that exists today. This current property configuration is as established by the Final Order of Condemnation by the State of California for Interstate 280 finalized in 1963.

Charles J. Cali (1889-1976) was born in New Orleans of Italian immigrant parents, Orazio and Clementine Cali, who had arrived in the United States in 1887. By 1900 they were living in California where Orazio was engaged in fruit farming. Charles was living and working in Oakland by 1910 and then San Francisco and moved to San José in 1914. He married Lelia C. Marchisio (1897-1984) in 1920. She had been born in California, daughter of Joseph (Giuseppe) and Emelia Marchisio. Giuseppe Marchisio was an early immigrant from Italy who settled in Santa Clara County in 1875.

Charles and Lelia Cali were living in San José on San Augustine Street (now St. John Street), sharing the house of Lelia's parents, when they acquired the ranch from the Winchester estate. They had been listed in city directories as farmers prior to this time, and the obituary of Charles Cali in 1976 states that he purchased ranches in San Benito and Santa Clara Counties, although it is not known with what other ranch properties they may have been associated prior to their acquisition of the Winchester property. The obituary also states that Charles operated Arzino Fish Market in San José for many years and served four terms as president of the Santa Clara County Farm Bureau. By the late 1920s both had jobs at San Jose Water Company, and in the early 1930s Charles Cali appeared to return to his full-time occupation as a farmer/rancher while Lelia remained with San Jose Water Company for the remainder of her career.

Lelia Marchisio Cali was a woman of note. Born and raised locally, she was valedictorian at San Jose High School at her graduation in 1915, and, in anticipation of her later career, gave her address on the qualifications of a business-woman. Working initially as a legal secretary for the law firm of Rea, Cassin and Caldwell and then as a secretary for the Santa Clara Valley Prune Growers Association, she then went to work for then-named San Jose Water Works as a cashier, working her way up the organization as the corporation's secretary and then chief of stockholder relations until elected vice president for administration and stockholder relations in 1965. As such, she was one of the first women to become a corporate executive in Santa Clara County and the first member of the board of directors of the water company in its then 99-year history. When she retired in 1969, she had served the company for 42 years.

The Calis remained at 262 San Augustine St. until the mid-1950s. The site of their house was later incorporated into the Highway 87 right-of-way.

Family informants have indicated that in the late 1930s Charles and Lelia originally built (or relocated) the building (then a barn) that is presently adapted for the community center. A 1929 fire had apparently destroyed the prior cottage on that site. The barn is said to have been remodeled in the late 1940s to include an upstairs apartment and attached outdoor deck, and by the late 1950s city directories show that Charles and Lelia had by then moved to the ranch from their house on San Augustine Street. Around this time ownership of the ranch had been expanded to formally include Lelia Marchisio Cali (in 1953).



Circa-1960 photo of converted barn later to be renovated and expanded as the Winchester Ranch community center (photo by permission of History San José). View facing south from the Winchester Mystery House (see similar, earlier view on page 11).

By the beginning of the 1960s, The Cali family ownership was subjected to condemnation proceedings with the State of California for Highway 280. Interstate 280 was added to the Interstate Highway System in 1955 and was built through San José during the 1960s. The remaining 15+ acres continued to be used for agricultural purposes for around another decade, until the planning and construction of Winchester Ranch Mobile Home Park was initiated by their son Mark Cali. By the mid-1970s, city directories show Lelia Cali living in the Willow Glen area.

Marchisio Charles (Mark) Cali (1921-2008) was the eldest of two children of Charles and Lelia Cali, and, after attending Stanford Law School, opened a law practice in San José, working as a criminal defense attorney from 1950 to 1985. He served in the 13th Armored

Division of the United States Army in World War II, and after returning to home married Barbara Lee Kuhn of San José in 1958. Like his mother, he served on the board of the San Jose Water Company.

The actual date of the opening of the mobile home park was not determined as a part of this study but occurred either in 1976 when permits were first issued or 1977 when the notice of completion was issued for the “recreation” center.



Late 1970s photo by Historic American Building Survey (HABS) taken from top floor of Winchester House facing south towards the then recently constructed Winchester Ranch Mobile Home Park. HABS CAL,43-SANJOS,9—4 (South conservatory is at center left in distance)

<https://www.loc.gov/pictures/item/ca0959.photos.018663p/>

The property was annexed into the City of San José on October 6, 1976 under Winchester No. 26. By that time Mark Cali had already obtained various building permits for construction of the recreation center altering that building for the mobile home park, for

the installation of the pool, and for the storage building. In October 1976, the month the site was annexed, a development permit application was filed with the City of San José under PD76-10-062. The recreation building received its certificate of occupancy in 1977.

Resource Descriptions

Community Center

The technical descriptions of the community center (recreation) building on the project site can be found in the attached DPR523 series forms.

Winchester House

The 1974 National Register nomination for the Winchester House is attached for reference purposes. The listing was approved by the Keeper prior to the establishment of the Winchester Ranch Mobile Park. This 44-year old application form has a minimal description of the physical characteristics of the Winchester House property as it has existed in contemporary times. The information in those forms was likely the basis for the listing of the property as a California Registered historical Landmark #868 in January of 1974. The more recent 1995 City Landmark nomination forms were not located prior to preparation of this current report but appear to be based on the 1974 National Register nomination and listing. No other technical descriptions are known to exist of this large rambling historic resource. However, the property has been the subject of numerous books on Sarah L. Winchester and her house, as well as building descriptions prepared by the operators of the Winchester Mystery House over the years. References to the primary works are provided in the bibliography.

Century 21 Theater

The narrative description of Century 21 Theater is embedded in the National Register nomination forms prepared by Docomomo in June 2013 as revised January 2014 (Section 7, pages 4 – 7). The nomination forms include a statement of integrity (Section 7, pages 7 – 8). While the building has since had most of its interior furnishings removed, it retains sufficient integrity to maintain its eligibility for the National Register of Historic Places, listing on the California Register of Historical Resources, and designation as a San José City Landmark. Links to these forms are provided in the appendix.

Evaluation for Historic Significance

The project site includes a former agricultural building that has historical associations with the Cali family and meets the qualitative criteria for a Structure of Merit in the City of San José, as it has quality of form and craftsmanship, is associated with Charles and Lelia Cali during the later years of their life and last years of operation of the ranch, a period in which Lelia Cali provided a corporate leadership role at San Jose Water Company, it was built between 1906 and 1945, and has external integrity to the character of the period in which the Cali family lived at the site. Other smaller nearby structures

within the mobile park have a direct connection to the Winchester property, including the two gazebo structures that appear to have been moved and repurposed into the mobile home park setting, and other minor ancillary structure(s). The barn was remodeled over time to provide housing for the family, then rehabilitated into a community center in 1976-1977. The building and structures are currently proposed to be demolished as a part of the project.

The project site is adjacent to the City Landmark Winchester Mystery House, an historic resource under CEQA and the City of San José policies and ordinances. The original expansive Sarah L. Winchester property once included the subject property, and from aerials and photographs early in the twentieth century, it appears that her gardens had originally extended along the frontage of this property where large trees exist today. This landscape has framed the Winchester property since developed over a hundred years ago and has buffered the landmark setting from nearby development and the construction of Interstate 280.



Aerial view of Cali property and Winchester Mystery House circa 1955 show dense vegetation along the property frontage (with permission of Sourisseau Academy for State and Local History SJSU).

The subject project is also adjacent to a large property that contains the nearby Century 21 Theater, a City Landmark and listed California Register of Historical Resources property. It is considered a historic resource under CEQA. Two other theater buildings on the adjacent property (Century 22 and Century 23 Theaters) were evaluated for

historic significance in 2016 as a part of the Santana West EIR, and found ineligible for the California Register of Historical Resources and not found to meet the criteria for designation as San José City Landmarks. Century 21 is diagonally adjacent to an interior corner of the project site.

Period of Significance

The period of significance for the barn/residence/community center on the site is circa 1930s-circa 1970.

The period of significance for the Sarah L. Winchester House is 1886-1922.

The period of significance for Century 21 Theater is 1964.

Statement of Integrity of the Cali Barn/Hose

The former barn and later Cali residence on the project site retains some of its historical integrity per the National Register's seven aspects of integrity. The now community-center building appears to have integrity to its period of significance (1930s-1970, although adaptively reused in 1976-1977 when the community center was established for Winchester Ranch Mobile Home Park. It has integrity of location on the site with driveway access from South Winchester Boulevard as it has since constructed. The building, although originally constructed as a barn, has maintained its rural character although now used for a more intensive use as a community center. Although the rear of the building has been altered and the interior reconstituted, the building has integrity of most of their original materials and workmanship. The building conveys visual associations with the early ranch, and it continues to be identifiable as historic building from the Interwar period in San José's history.

Policy and Regulatory Context

Several guidelines pertaining to regulatory context were used in the preparation of this report and project assessment. For an understanding of historic significance under the California Environmental Quality Act, the California State Historic Resources Commission's requirements for listing on the California Register of Historical Resources, and the City of San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code) were considered in evaluating the extant building and structures that existed on the Winchester Ranch site prior to its origins as a mobile home park in the mid-1970s, around 42 years ago.

Additionally, the Envision San José 2040 General Plan goals and policies, as well as other policies and plans related specifically to the project are addressed in the following section. Policies and regulations in the City's General Plan and the Historic Preservation Ordinance have been adopted for the purpose of avoiding or mitigating cultural resource impacts resulting from planned development.

General Plan Goals and Policies

As outlined in the most recent update of the Envision San José 2040 General Plan, historic sites and structures provide an educational link to San José's past; they foster a sense of place and community identity for San José. The preservation of appropriate remnants provides multiple benefits important to the health and progress of the city.

The proposed project would be subject to the following General Plan Policies:

LU-13.4 Require public and private development projects to conform to the adopted City Council Policy on the Preservation of Historic Landmarks

LU-13.8 Require that new development, alterations, and rehabilitation/remodels adjacent to a designated or candidate landmark or historic district be designed to be sensitive to its character [emphasis added]

LU-13.13 Foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.

LU-13.15 Implement City, State, and Federal historic preservation laws, regulations, and codes to ensure the adequate protection of historic resources.

LU-14. Historic Structures of Lesser Significance, it is the policy of the City of San José to "preserve and enhance historic structures of lesser significance (i.e., Structures of Merit, Identified Structures, and particularly Historic Conservation Areas) as appropriate, so that they remain as a representative of San José's past and contribute to a positive identity for the City's future." [emphasis added]

EC-2.3 Require new development to minimize vibration impacts to adjacent uses during demolition and construction. For sensitive historic structures, a vibration limit of 0.08 in/sec PPV (peak particle velocity) will be used to minimize the potential for cosmetic damage to a building. A vibration limit of 0.20 in/sec PPV will be used to minimize the potential for cosmetic damage at buildings of normal conventional construction.

Municipal Code Requirements

The purpose and policy regarding historic preservation under Chapter 13.48 of the San José Municipal Code is two-fold:

- *In order to promote the economic and general welfare of the people of the City of San José, and to ensure the harmonious, orderly and efficient growth and development of the municipality, it has been deemed essential that the qualities relating to the history of the City of San José and a harmonious outward appearance of structures which preserve property values and attract tourists and residents alike be preserved; some of these qualities are the continued existence and preservation of historic districts and landmarks; continued construction of structures in the historic styles and a general harmony as to style, form, color, proportion,*

texture and material between buildings of historic design and those of more modern design; that such purpose is advanced through the preservation and protection of the old historic or architecturally worthy structures and neighborhoods which impart a distinct aspect to the City of San José and which serve as visible reminders of the historical and cultural heritage of the City of San José, the state, and the nation.

- *The purpose of the historic preservation ordinance is to promote the public peace, health, safety and welfare through the preservation of landmarks and districts and thereby stabilize neighborhoods and areas of the city; enhance, preserve and increase property values; carry out the goals and policies of the city's general plan, increase cultural, economic and aesthetic benefits to the city and its residents; preserve, continue and encourage the development of the city to reflect its historical, architectural, cultural, and aesthetic value or tradition; protect and enhance the city's cultural and aesthetic heritage; and promote and encourage continued private ownership and utilization of such structures.*

City Council Policy on Preservation of City Landmarks

On December 8, 1998, the San José City Council adopted a policy on the preservation of historic landmarks. The policy was amended on May 23, 2006. The purpose/intent of the policy is:

Historically and architecturally significant structures, sites, and districts provide an irreplaceable link to the City's past, enrich the present and future with their rich tradition and diversity, and add inestimable character and interest to the City's image. Preservation of structures, sites, and districts is a part of the San José General Plan Urban Conservation/Preservation Major Strategy. At a strategic level, preservation activities contribute visual evidence to a sense of community identity that grows out of the historical roots of San José's past.

It is the policy of the City of San José that candidate or designated landmark structures, sites, or districts be preserved wherever possible. Proposals to alter such structures, sites, or districts must include a thorough and comprehensive evaluation of the historic and architectural significance of the structure, site, or district and the economic and structural feasibility of preservation and/or adaptive reuse. Every effort should be made to incorporate candidate or designated landmark structures into the future plans for their site and the surrounding area and to preserve the integrity of landmark districts.

The policy is applicable to this project, as both adjacent landmark properties are considered "surrounding properties" within the stated policy. The policy requires early public notification, public input and City Council review, preparation of complete information regarding opportunities for preservation, and making findings justifying alteration or demolition of a landmark structure.

California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) requires regulatory compliance for projects involving historic resources throughout the state. Under CEQA, public agencies must consider the effects of their actions on historic resources—a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment (Public Resources Code, Section 21084.1).

The CEQA Guidelines define a significant resource as any resource listed in or determined to be eligible for listing in the California Register of Historical Resources (California Register) (see Public Resources Code, Section 21084.1 and CEQA Guidelines Section 15064.5 (a) and (b)).

The California Register of Historical Resources was created to identify resources deemed worthy of preservation and was modeled closely after the National Register of Historic Places. The criteria are nearly identical to those of the National Register, which includes resources of local, state, and regional and/or national levels of significance.

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be significant at the local, state, or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or important creative individual or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Properties of local significance that have been designated under a local preservation ordinance (local landmarks register or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be historical resources for the purposes of CEQA unless a preponderance of evidence indicates otherwise (Public Resources Code, Section 5024.1g; California Code of Regulations, Title 14, Section 4850).

Integrity

California Code of Regulations Section 4852(c) addresses the issue of “integrity” which is necessary for eligibility for the California Register. For this report, historic integrity is analyzed to help determine the project’s potential impact on the surrounding resources.

The conclusions in the Guidelines Analysis are used to inform the analysis. Integrity is defined as

...the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance." Section 4852(c) provides that historical resources eligible for listing in the California Register must meet one of the criteria for significance defined by 4852(b)(1 through 4) and retain enough of their historic character of appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

Policies Involving Design Review of Historic Properties

Authenticity and development can be combined (not compromised) in the reuse of historic properties. An historic building combined with a much larger new construction is compatible when the outcome, viewed as a fully realized architectural and landscaped composition, is integrated and balanced according to accepted design principles. The general terms "unity and harmony" are often used as the greater design (not only historic preservation) goals. Specific principles that are addressed in a unified design include: compatible form, shape, massing, scale, proportion, and visual balance, composed spatial relationships, compatible lines and flow, as well as compatible materials, textures, and colors. The alteration of the design and setting of significant historic landmarks in San José is expected to create an authentic presentation of, and compatible blending of, these design principles.

Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards) are used for projects that include additions or modifications to an historic property. Because the project is adjacent to the historic resource, not directly within the boundaries of an historic resource property, the Standards are not applicable nor used in this project analysis. Instead, the project is reviewed with regard to its effect on the historic integrity of the adjacent resource.

Potential Impacts of the Project

Historic resources include properties eligible for listing on the National Register of Historic Places, the California Register of Historical Resources, or a local register of historical resources (as defined at Public Resources Code §5020.1(k)). According to Public Resources Code §15064.5(b), a project would have a significant effect on an historic resource if it would "cause a substantial adverse change in the significance" of

that resource. Specifically, “substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.”

Potential Impacts Within the Project Site

Community Center (Reused Barn) and Spa Structure (Repurposed Pump House)

All existing buildings and structures are currently proposed for demolition. The pre-1976 buildings and structures on the project site are primarily associated with the Charles and Lelia Cali family, and as such have some historical importance based on their association with Lelia Cali, a woman of some note. Some of the ancillary structures on the site are remnants of the Sarah L. Winchester estate from her lifetime.

Analysis

As identified potential Structures of Merit, this building and these structures fall under San José Policy LU-14. Historic Structures of Lesser Significance.

Conclusions and Recommendations

Per San José General Plan policies, all the pre-1976 structures should be considered for preservation and re-use on the site; if not feasible to be preserved, they should be fully documented and/or considered for relocation prior to site clearance activities. The historic landscape materials and features should also be identified and considered for preservation as feasible.

Potential Impacts on Adjacent Historic Resources



Google image illustrating the proximity of the Winchester Estate outbuildings along the north property line of the subject property, including (from left) Fruit Drying Shed, Tank House, Pump House, Garage/Car Wash, Greenhouse, Gardener’s Shed (concealed by trees), and others.

Winchester House

After the agricultural estate of Sarah Winchester was sold in the early twentieth century, her larger landholdings were divided. The shared property line that exists today between the Winchester Mystery House complex and the Winchester Ranch Mobile Home Park had been established immediately to the side of the southern perimeter buildings when Charles Cali acquired the 30+ acres south of the Winchester property in 1926. Along the south side of the Winchester House complex, the subdivided parcel followed an earlier property line that had separated Winchester's original property acquisition from the 23+ acre Taft property to the south. Although historically these detached buildings at the Winchester mansion would have been adjacent to a larger orchard/ranch setting when built—and during Sarah Winchester's tenancy—many of these buildings are now set at and backed onto the modern property line. Some appear to have no landscaped setbacks or very narrow setbacks on the landmarked parcel. The current configuration of the Winchester Ranch property to the south provides a landscaped and spatial buffer between the footprints of the historic buildings at the Winchester Mystery House and the footprints of the extant buildings on the subject site.

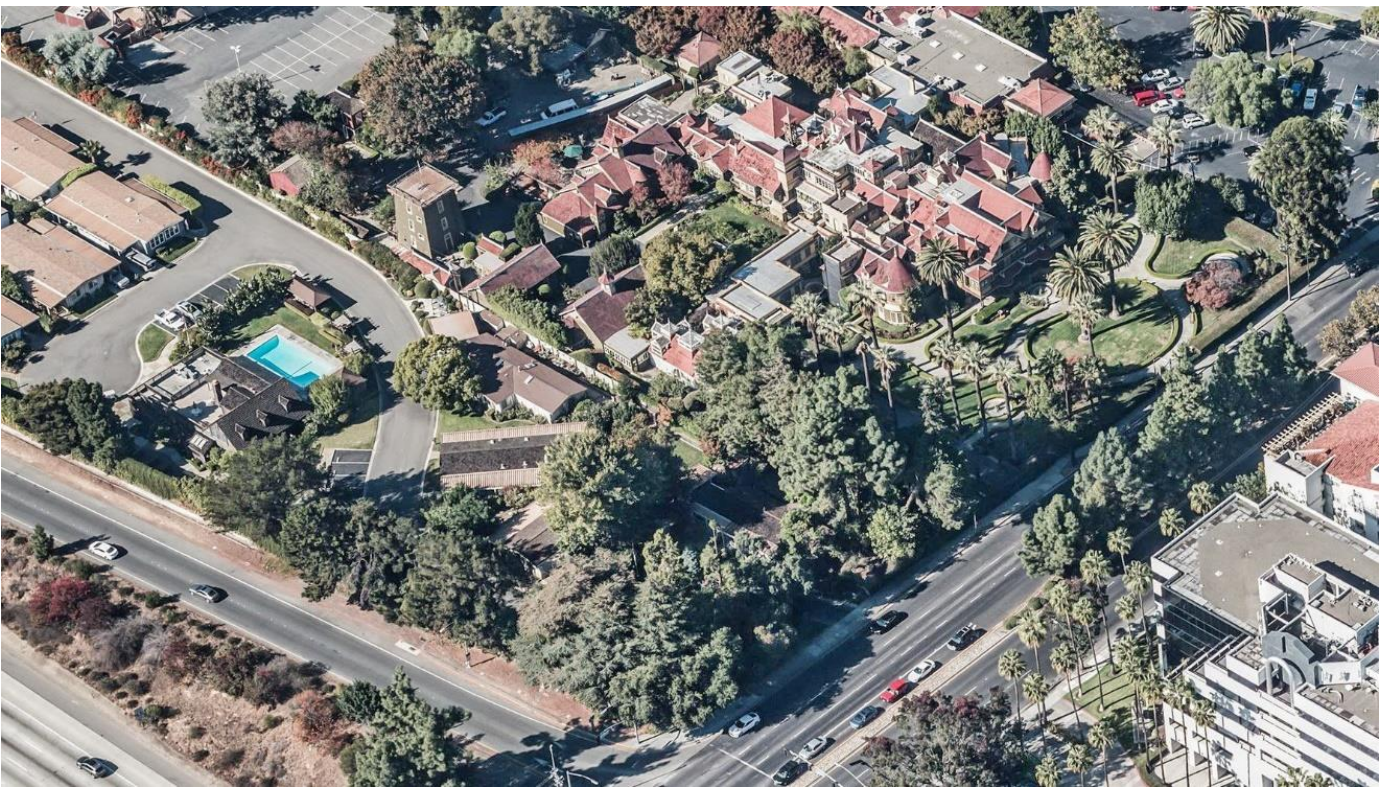
The proposed plans depict proposed intensification of the building footprints and massing, alterations to the vehicular and pedestrian circulation patterns, and alterations to the landscaped setting of the subject property adjacent to the south property line of the landmark Winchester House property. This area, now known as Winchester Ranch Mobile Home Park, was once a portion of the historic Winchester House setting that covered about 160 acres of open farmland and orchards, including the Cali lands. The developed Winchester property mansion site included the front portion of the subject site that has been referred to as a gardens area. This area of mature trees and heavy shrubbery is no longer a part of the Winchester House site but provides a visual buffer to adjacent uses and the Interstate 280 Highway and neutral backdrop to the current Mystery House facility.

The existing landscaping of the subject property provides a heavily tree-covered setting at the front along South Winchester Boulevard. This landscaping appears to be a remnant of Sarah Winchester's original gardens area and includes mature specimens. The trees conceal the modern development on the Winchester Ranch property and provide a visually compatible appearance with the landscaped gardens of the historic property, as viewed from the streetscape along South Winchester Boulevard.

The trees have been surveyed as a part of this project and identify the landscaping along the South Winchester Boulevard frontage by plant type, size, and condition.

The proposed site plan of the proposed housing project shows a seven-story building footprint that alters the driveways and north-side setbacks that presently create a spatial buffer between the historic Winchester property and the low-profile existing buildings on the Winchester Ranch property. The current plan shows a narrow, almost fully paved, setback and a tall building on this eastern (panhandle) portion of the site, including an extended two-story parking-garage wall ten feet from the property line.

This proposed massing and footprint would affect the setting of the historically significant outbuildings of the Winchester House along the shared property line, and the design would alter the streetscape immediately adjacent to the historic property along South Winchester Boulevard. The current setting allows for associations of the historic mansion site with a larger non-urban area by limiting viewsheds. This landscape setting, particularly the open space, is important to maintaining the historic integrity of the historic Winchester House. While the proposed project may not have a direct physical impact on the original fabric of the Winchester House and its historically designed grounds, the loss of setting will irreversibly change the character of this significant historic resource. Without some form of mitigation, this project will create an adverse change in this historic resource which would be a significant impact under CEQA.



Aerial photograph from Microsoft Bing, show the landscape setting from the southeast

The project also has the potential to cause physical impacts to the Winchester House during the construction phase. These potential impacts are described, including mitigation recommendations, within the City of San José General Plan Policies.

Integrity Analysis

The following analysis is intended to address how the proposed Winchester Ranch apartment project might potentially preserve or impact the historic integrity of the adjacent Winchester House. The analysis utilizes the seven aspects of historic integrity indicated by the National Register and State of California's definition of authenticity of a resource. Some of the aspects of integrity cannot be applied to projects on parcels

adjacent to historic resources, including the aspects of location, workmanship, and materials because these aspects are not proposed for alteration of separate properties. For the purposes of understanding the impacts of a proposed project on a neighboring property, the aspects of setting, design, feeling, and association must be reviewed.

Setting: The historic Winchester House historic setting includes the dense landscaping at the front of the neighboring property. The setting of the outbuildings also extends visually into the center of the property, where there are some low-density buildings and considerable open space, and where there has been visual and spatial connection between the historic house and the repurposed barn on the subject property. Much of the setting to the north side of the house property and the west side of the historic resource has been lost for parking, although the parking lots, with their scattered landscaping trees, do continue to provide open space and vegetation surrounding the house and its immediate grounds. Both from and toward the Winchester House and estate, views that provide a sense of open space are part of the historic setting.



Views of the current mature and dense landscaping along Winchester Boulevard. Views to the southwest and south. September 2018 by Franklin Maggi

The significance of the Winchester House setting is based on its ability to act as a backdrop for the house and grounds. The setting should convey a larger landscaped purpose, and the existing spatial relationship of the house within the area has been altered but not completely lost.

The proposed project as currently shown does not provide a compatible setting at the front of the properties along Winchester Boulevard or as visually perceptible from the larger surrounding area. The proposed design shows a long, continuous wall at the two lowest levels and there is limited open space shown in the upper stories, such as what is usually when a building is designed to meet a zoning “shadow plane.” In contrast,

Santana West Building F is proposed to be six stories and be about 35 or 40 feet away (separated by a two-way drive and some tree plantings) from the western property line, which is where secondary or tertiary buildings of the Winchester House are located. In the proposed new project, there are no landscaped open space buffers or height limitations of the building itself.



Repurposed Barn on the Subject Property, viewed from the Winchester House during a personal tour, illustrates the visual connection of the subject property and the historic resource. The proposed project would be located immediately beyond the low shed outbuilding. Photo by Leslie Dill c. 2011.

The proximity, massing, dimensions of the two-story podium, lack of open space, and lack of landscaped green space represented in the design would diminish the sense of space that surrounds the grounds and the historic resource. In addition to creating an urban-wall adjacent to the grounds, the project would block views from and toward the historic resource. The apartment building massing would be perceptible and dominate visual access from the public right-of-way, as well as from all portions of the landmark site, and the proposed project is not shown to provide a compatible, open setting. The project would adversely impact the setting of the historic Winchester House.

Design: The project would not have a direct physical impact on the historic integrity of the design of the historic resources. Because the historic resource buildings and grounds

are adjacent to the proposed project, rather than sharing the site, the design of the Winchester House, its grounds, and its historic contributing outbuildings would remain physically untouched. With regard to the visual perception of the historic design, the visual design understanding of the significance of the historic residential property might be overwhelmed in scale by the construction of the proposed seven-story building so close to the property line. The height and design of the historic architecture provide local prominence that would be diminished if they are dominated by a much taller, longer, and completely differently designed building. The design of the north elevation of the proposed new apartment building is not illustrated in the plan set provided for this review, but it is hard to imagine that its massing, size, scale, and location would be compatible with and support the preservation of the unique design qualities of the Winchester House.

Feeling: The Winchester House would continue to embody its feeling of unique architectural design, and the property would continue to include buildings that embody the role of the Winchester House in an agricultural context; however, the historic feeling of the house as being part of a larger property, already altered, would be lost. The integrity of feeling of the uniqueness of the historic resource would be mostly preserved, but the feeling of prominence (provided by its spacious setting) would be impacted.

Association: The associations of the historic house with its unique design, and the associations with the contributions of the woman who designed it, would continue to be highly recognizable and understandable, even if adjacent to the proposed new construction. The associations of Sarah Winchester with the larger surrounding agricultural past would be lost. All open space (parking and driveways) and landscaped areas (trees and planted areas) around the historic resource support associations with Sarah Winchester's larger landholdings. The developments thus far (e.g. most recently Santana West, but previously including the mobile home park, the theaters, etc.) have included open space immediately to the sides of the property. The density of the proposed project would place the historic property in an urban setting that would impact the understanding of this larger property association.

Summary of Integrity Analysis: The new project would not impact all of the historic integrity of the resource, but, as currently designed, it would impact the setting of the historic resource, it would impact some of the feeling and associations of the historic property, and likely would have an impact on the perceived proportions and significant prominence of the Winchester House design, as well. The construction of this project, as currently designed, could overshadow and crowd out the historical understanding of the adjacent property. Especially if a similarly large, urban project were to be proposed on the site to the west of the Winchester House (the site of the former Century 23 and currently proposed to be part of the Santana West project), the cumulative impact of similar projects could be severe.

Sensitive Adjacent Design Analysis

This policy requires that “new development, alterations, and rehabilitation/remodels adjacent to a designated or candidate landmark or Historic District be designed to be sensitive to its character.”

The design of the proposed Winchester Ranch apartment project cannot be found to be sensitive to the design of the historic Winchester House and estate. The proposed project includes a longer-than-700-foot vertical wall of two stories very close to the property line (where some of the historic buildings are located), and the project is proposed to include large clusters of apartments five additional stories above the base. This project design can only be described as having a potential to “loom over” the historic resource and alter the significance of the resource.

The project documents did not include a conceptual north elevation, so the analysis of the sensitivity of the design is assumptive, based on the south and east elevations presented. The design of the proposed podium building includes large blocks of flat paneled or curtain-wall materials and large areas of window openings. The proposed apartment project has few materials, forms, or features that would moderate the height and proximity to the adjacent historic buildings and grounds. It is recommended that the proposed project be redesigned to provide additional setback area to allow a more traditional spatial relationship between the adjacent properties, and that the proposed project be revised to include more sensitive design proportions and scale that refer to the overall building dimensions and detailing of the Winchester House. This could be accomplished by stepping down the massing, altering the materials and/or features by size and in scale, and by emphasizing the lower levels to provide a more compatible adjacent scale and detailing; more recommendations are presented in the next section.

Conclusions and Recommendations

The project for the Winchester Boulevard project on the site of the Winchester Ranch Mobile Home Park is not currently consistent with the City Council Policies on the Preservation of Historic Landmarks. The schematic design presented is not compatible with the historic character of the architecture and landscape setting of the landmark Winchester House, of which the site was once a part.

The proposed project is not currently consistent with the California Public Resources Code with regard to potential impacts on historic resources. The closeness, size, and composition of the large multi-story residential mass and the lack of mediating open space and landscaping in the project, as the project is currently proposed, would cause the Winchester House to lose historic integrity with much of its setting, some of its feeling and associations, and impact the perception of its design. This loss of integrity could “cause a substantial adverse change in the significance” of that resource.

It is recommended that the proposed large-scale building, landscaping, and open space adjacent to the Winchester House property be revised until the project can be found to maintain the integrity of the setting of the resource. Specifically, the massing and

detailing of the proposed new building(s) and its setting should be revised to provide open space and landscaping to the north and east of the proposed larger building (south of the historic property), as viewed from South Winchester Boulevard and on the Winchester House grounds, as viewed from the right-of-way along the realignment of Charles Cali Drive, and as viewed from the historic property. Revision suggestions include a variety of options as follows:

- Change the size of the apartment building. Develop landscape solutions in the additional open space that maintain the integrity of the historic resources, including a better balance of open space and added concealment of new construction within the historic setting. Note: Filling the narrow setback, as it is currently dimensioned, with some added planting materials would not appear to be an adequate step to create a compatible spatial relationship between a seven-story building and a row of one-story to three-story nineteenth-century residential outbuildings.
- Relocate the podium building into the western portion of the site and relocate a similar square footage of the lower-density housing, with its more-highly landscaped setting and shared open space, into the panhandle.
- Revise the location of the proposed multi-story building to the south, allowing the realignment of Charles Cali Drive along the shared property line, and providing additional open space between the proposed new building and the historic outbuildings on the property line of the resource. In a previous Historic Resource Assessment, related to the *Proposed Fourth Street Parking Structure Project* report by Dill Design Group in 2003, a proposed seven-story building was analyzed for proximity to a historic resource. In that report, a seven-story parking garage was recommended to be set back about 40 feet from an historic residential building.
- Revise the architectural design to break down the visual massing and perceived size of the building on the north side of the panhandle, including stepping down the building into smaller masses. Immediately adjacent to the property line, new building forms could possibly be found compatible at two to maybe three stories (shorter than the water tower).
- Revise the architectural design composition, materials, and elements of the podium building to include more compatible materials and dimensions of the visible elements adjacent to the resource.
- Locate some of the proposed project open space (currently in the northwest area of the site) adjacent to the Winchester House property.
- Include the preservation of significant mature trees at the front (east) of the property and along the front areas of the Winchester House property line as feasible.
- Incorporate new larger trees of historically appropriate species to enhance the understanding of the original larger tracts of land associated with the historic residence.

- Preserve the Structure-of-Merit buildings within the design of the proposed project.

It is also recommended that mitigations be implemented per the San José policies regarding potential remote physical impacts during project construction.

Century 21 Theater

The schematic site plan of the Winchester Boulevard project depicts new construction in an area diagonally opposite the rear of the Century 21 Theater, a building listed on the California Register and a designated City Landmark.

Integrity Analysis

The following analysis is intended to address how the proposed Winchester Ranch apartment project might potentially preserve or impact the historic integrity of the adjacent Century 21 Theater. As per the analysis for the Winchester House, the following analysis utilizes the seven aspects of historic integrity indicated by the National Register and State of California's definition of authenticity of a resource. Some of the aspects of integrity cannot be applied to projects on parcels adjacent to historic resources, including the aspects of location, artisanship, and materials because these aspects are not proposed for alteration of separate properties. For the purposes of understanding the impacts of a proposed project on a neighboring property, the aspects of setting, design, feeling, and association must be reviewed.

Setting: The immediate setting of the Century 21 Theater includes primarily parking with some small landscape plantings, as well as other domed theater buildings set at a distance from the subject theater. The setting of the theater requires some immediate open space to provide an open backdrop for the sculptural building; however, the remainder of the setting is not important to its architectural and historic significance. Behind the theater, built about a decade later, is the current Winchester Ranch Mobile Home Park, and a larger single-family residential neighborhood is located to the northwest. Diagonally to the front of the theater is the Winchester House property, set adequately at a distance to allow each building its own relatively open setting. The theater is a suburban structure, at home in its open, parking-lot setting and surrounded by residential and commercial buildings.

The construction of larger residential buildings at a slight distance would not adversely impact the setting of the historic Century 21 Theater. The setting would be adequately preserved with this project.

Design: The project would not have a direct physical impact on the historic integrity of the design of the historic resource. Because the historic resource building is adjacent to the proposed project, rather than sharing the site, the design of the Century 21 theater would remain physically untouched. The visual design understanding of the significance of the historic building is in little danger of being overwhelmed in scale by the construction of the proposed four-story buildings nearby. The design of the resource

has considerable scale and form that provides prominence that would not likely be diminished by residential rowhouses of almost any design scale or style.

Feeling: Because the proposed new residential backdrop would be at a moderate distance, and the theater building would retain its design and immediate open setting, the Century 21 Theater building would continue to be able to embody its feeling of a 1960s domed-theater design, and would continue to convey an authentic feeling of the historic significance of the theater operation. The integrity of feeling would be preserved.

Association: The associations of the historic theater, including its associations with futuristic design and its early use of film projection technology, along with its associations of historic film screenings at this location, would continue to be highly recognizable and understandable, even after the construction of the proposed adjacent project. The associations of the building's past would be preserved.

Summary of Integrity Analysis: The new project would not impact the historic integrity of the resource. The Century 21 Theater would retain its historic integrity if this project were built.

Sensitive Adjacent Design Analysis

This policy requires that “new development, alterations, and rehabilitation/remodels adjacent to a designated or candidate landmark or Historic District be designed to be sensitive to its character.”

The Century 21 Theater is significant for its distinctive domed design and its ability to convey the history of film projection and patterns of film history. It is a suburban structure, at home in its parking-lot setting and surrounded by residential and commercial buildings. The architectural and historical significance of the resource is embodied in its domed form and its large-scale decorative elements.

The portion of the project near the theater building is proposed to be relatively low in height, set back from the shared property corner, and include open space and some landscaping elements. The design is adequately sensitive to the resource, and there is no design impact identified with the proposed project on the Century 21 Theater.

Conclusions and Recommendations

The proposed Winchester Ranch apartment and townhome project appears to be generally consistent with the City Council Policies on the Preservation of Historic Landmarks with regard to the Century 21 Theater. There are no recommendations needed.

Mitigation Recommendations

The design review identifies concerns about the proposed Winchester Ranch apartment project and provides revision suggestions. In addition, there could be physical impacts to historic resources in the immediate area of the proposed new construction. City policies provide guidance for the physical protection of historic resources. To reduce

potential impacts associated with the new development upon the existing landmark Winchester House adjacent to the proposed project, the project sponsor can implement Mitigation Measures 1 through 3, as well as comply with other recommendations pertaining to preservation of historic resources and historic buildings of lesser significance, as identified by the City's Historic Preservation Officer.

With the incorporation of these mitigation measures, potential impacts to historic resources could be reduced and possibly eliminated to a level of less than significant.

Mitigation Measure 1

Revise and develop the project design concepts to preserve the historic integrity of the adjacent Winchester House per the analysis in this report, including preserving and enhancing its setting, its design relationships, its feeling, and its associations. Revise the proposed design to create a project that is fully compatible with the General Plan Goals and Historic Preservation Policies for the sensitive design of new projects adjacent to historic resources. Improve the drawn documentation of the project to facilitate an understanding of the project's spatial relationship and design with regard to the historic resource. To achieve this mitigation measure, the project should be developed and/or revised to address alternative recommendations described in the Impacts section, above.

Mitigation Measure 2

Visual documentation shall be conducted of the exterior of extant pre-Winchester Ranch Mobile Home Park buildings and structures on the project site as well as the landscape setting at the front of the site along South Winchester Boulevard. This documentation shall be prepared by an architectural historian who meets the Secretary of Interior's Professional Qualifications Standards, prior to alteration and/or demolition. This documentation shall consist of both digitized historic images (with permissions) and contemporary digital photographs, consistent with the National Park Service Guidelines pursuant to the National Register Photo Policy Factsheet. The report compiling this documentation as well as report related information shall be deposited with History San José and a copy provided to the City's Planning Division.

Mitigation Measure 3

Prepare and implement a Historical Resources Protection Plan to protect the building fabric of the landmark Winchester House, its outbuildings, and the Century 21 Theater from direct or indirect impacts during construction activities (i.e., due to damage from operation of construction equipment, staging, and material storage). The project sponsor shall, prior to any construction activities, including any ground-disturbing work, prepare a plan that sets required procedures to protect these resources. The project sponsor shall ensure the contractor follows this plan while working near this historic resource. The Historical Resources Protection procedure should include the following tasks:

A - Prior to construction, a qualified historic architect should undertake an existing conditions visual study of the nearby historic resources, as directed by the City and as allowed by the property owners. Included would be the preparation of preconstruction documentation of the historic resources that could potentially be at risk from the construction of the project, including the Winchester House, its outbuildings, mature landscaping on the Winchester House property, and the Century 21 Theater. The purpose of the study would be to establish the baseline condition of the buildings prior to construction. The documentation shall take the form of detailed written descriptions and visual illustrations and/or photos, including those physical characteristics of each resource that conveys its historic significance and that justify its eligibility as a Historic Resource. The documentation shall be reviewed and approved by the City of San José's Historic Preservation Officer.

B – Based on the existing conditions, prepare and implement a comprehensive Historic Resources Protection Plan to protect the historic resources determined to be at risk from direct or indirect impacts during construction activities (i.e., due to damage from operation of construction equipment, staging, and material storage). The project applicant would, prior to any construction activities, including any ground-disturbing work, prepare a plan that establishes procedures to protect these resources. The project applicant would ensure the contractor follows this plan while working near these historic resources. The plan shall be prepared by a qualified historic architect who meets the Secretary of Interior's Professional Qualifications Standards. At a minimum, the plan should include:

- guidelines for operation of construction equipment adjacent to historical resources;
- requirements for monitoring and documenting compliance with the plan; and
- education/training of construction workers about the significance of the historical resources around which they would be working.

C - Utilizing the visual study and Preservation Protection Plan recommended above, the Historic Architect should make periodic site visits to monitor the condition of the historic resources identified in the Historical Resources Protection Plan, including monitoring of any instruments such as crack gauges, if necessary, per approval of nearby property owners, or reviewing vibration monitoring required by other construction monitoring processes required under the City's permit processes.

The Historic Architect would consult with a structural engineer if any problems with character-defining features are discovered. If, in the opinion of the Historic Architect, substantial adverse impacts related to construction activities are found during construction, the Historic Architect would so inform the project applicant or applicant's designated representative responsible for construction activities. The project applicant would then respond accordingly to the Historic Architect's recommendations for corrective measures, including halting construction in situations where construction

activities would imminently endanger historic resources. The monitoring team would prepare site-visit reports.

D - The project applicant would ensure that, in the event of damage to a nearby historic resource during construction, repair work would comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and would restore the character-defining features of the resource in a manner that does not affect the eligibility of the historic property as a California Historic Resource.

Bibliography

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City Council Policy on Preservation of Historic Landmarks, Adopted December 8, 1998, Amended May 23, 2006.

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Charles Cali obituary

Lelia M. Cali obituary, March 1, 1984

Santa Clara, County of. Building permits, Official Records, maps.

Sawyer, Eugene T. *History of Santa Clara County*, 1922.

Spoon, Bruce, *Sarah Winchester and Her House: How a Legend Grows*, 1951 Master's Thesis SJSU.

Williamson, Harold F. *Winchester – The Gun That Won the West*, 1952.

Winchester Mystery House Estate Guide Map.

Appendix

National Register nomination forms for Winchester House, prepared by Brent W. Mill, 1974.

National Register nomination forms link for Century 21 Theater (Docomomo 2013/2014):

<http://www.sanjoseca.gov/DocumentCenter/View/27662>

DPR523a forms for the Cali Barn/House

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 13

*Resource Name or #: (Assigned by recorder) Winchester Ranch

P1. Other Identifier: Winchester Ranch Mobile Home Park

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 photorevised T.7S; R.1E; Mount Diablo B.M.

c. Address 555 South Winchester Blvd. City San Jose Zip 95117

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 592024mE/ 4130682mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 303-38-001

West side of South Winchester Blvd. north of Interstate 280 onramp.

*P3a Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Winchester Ranch Mobile Home Park is a community of over 100 prefabricated single-family residences that was initially developed in 1976-1977 on a 15.694-acre ranch site in the western portions of San Jose. When developed, the earlier ranch had already been surrounded by urban development, including single-family tracts to the north and west, commercial development to the east across South Winchester Boulevard, construction of Interstate 280 to the south with residential development further south, and the large rambling estate house and grounds of Sarah L. Winchester that had originated in the late 1880s and which had been converted to a tourist attraction in 1923 following her death. The setting has remained mostly unchanged since the 1970s. Structures from the earlier ranch exist today embedded in the mobile home park, including the community center built as a barn in the late 1930s, and ancillary structures associated with Sarah Winchester's estate. (Continued on next page)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

*P4 Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

View of community center facing west, Sept. 2018.

*P6. Date Constructed/Age & Sources: Historic Prehistoric Both

Late 1930s and 1976-1977, permits.

*P7. Owner and Address:

MLC Ranch LLC
110 Blue Granite Lane
San Luis Obispo, CA 93405

*P8. Recorded by: (Name, affiliation, and address)

F. Maggi & L. Dill
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: Oct. 24, 2018

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

Archives & Architecture: Historic Resources Assessment Report, Winchester Ranch Mobile Home Park, prepared for David J. Powers & Associates, Inc., 2018.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

(Continued from page 1, DPR523a, P3a)

The large site of the mobile home park is L-shaped, with a panhandle extending to South Winchester Boulevard along Interstate 280. The site has two points of access; a vehicular one-way entry from South Winchester Boulevard, and a gated two-way entry from Olsen Drive.

When entering from South Winchester Boulevard, the driveway curves to the left through a thicket of older trees that appear associated with the Sarah L. Winchester estate prior to 1923. This area has been identified as a garden area. The driveway then curves back near the Interstate 280 sound wall, aligning with what would have been the older original driveway entry to the site (and early caretaker's cottage) that was clipped when Interstate 280 was constructed in the 1960s. At the southernmost portion of this curve, the original planned entry to the Winchester estate would have teed at a left 90-degree angle where it extended to the south end of the property where Moorpark Avenue is located today. At this juncture, a foursquare lattice structure covers a pedestrian entry to the community center building, a structure that appears on a 1906 photograph of the south grounds of the Winchester estate.

The driveway then crosses the property to the northwest in front of the community center and then aligns westward along the property line when it feeds the side streets of the mobile home park. This driveway had continued just north of the Winchester Mystery House water tower and to the rear of the mansion prior to Charles Cali acquiring the property in 1926.

A small grouping of mobile homes is situated in the front of the complex that appear to be associated with Cali family members. Embedded in this area to the rear of the mobile homes are some ancillary structures that are reported to be associated with the Winchester period of ownership.

The community center itself is a repurposed barn structure and later residence of the Cali family. Constructed sometime in the 1930s, it replaced an earlier caretaker's cottage that had burned in 1929. The upstairs was converted to a residence in the 1940s and was occupied by Charles and Lelia Cali after 1955. Permitting for the conversion to a community center occurred in 1976-1977 when the park opened. An additional storage structure was constructed at that time, as well as the pool and spa. A second lattice structure, that had been used during the Winchester estate period as a water pump cover, was relocated to a position north of the Community Center and covers the spa that was installed.

The community center building provides for recreational uses by the residents and contains the office of the mobile home park. The main two-story section of the building is cross-gabled with large garage doors facing east toward the driveway entry. A large wood-shingle-clad roof dominates the front, with three gabled dormers punctuating the large front-facing roof plane. The dormers have multi-lite double-hung windows that supply light to the upstairs space that had been once used as a residence. It is not known if these dormers are original to the barn or added when converted in the 1940s.

The large garage doors along this front façade are not active. The doors are surfaced with recessed squared panels. The main entry to the building is along the south elevation where a set of wood double doors with recessed square panels mimicking the front garage doors are set under a porch overhang.

Siding is board and batten at the first level, and large-profile clapboard on the second level within the gables and at the parapet of the second-level deck that supports flat roofing beyond the rear of the building.

The rear of the building has two additional garage door openings. The areas of the openings have been infilled with recessed walls and access door fenestration. At the southwest corner of the building the structure extends southward to include an exterior stairway that leads to the second-level outdoor deck. On the north side a wood canopy extends into the pool area protecting the multiple French doors that were added to the north elevation to open the community center to the pool deck area.

All of the wood surface materials have been left in a natural although treated state, giving the building an old rustic appearance, in keeping with its origins as a barn. The building appears in excellent condition.

(Continued on next page)

(Continued from previous page)

The grounds are manicured and well-kept, with lush landscaping surround the community center and hiding the sound wall of Interstate 280 to the south.

The proximity of the Winchester Mystery House influences the setting of the mobile home park site, with large structures such as the water tower looming beyond the north property line of the panhandle portion of the site. This property line is fenced with precast concrete block panels partially hidden by a row of mature shrubs.



Overview of the east, panhandle, portion of mobile home park, with the community center and pool at the center of the image. The Winchester Mystery House is in the left foreground and Century 23 Theater is in the right foreground (Microsoft Bing).



Community Center building, facing south.



Community Center building at rear, facing southeast.



Community Center building at rear, facing northeast.



Community Center Building at south elevation, viewed facing east.

(Continued from previous page)



Community Center building at south elevation, viewed facing west.



North side of Community Center building with pool.

Page 7 of 13 *Resource Name or # (Assigned by recorder) Winchester Ranch

*Recorded by Franklin Maggi & Leslie Dill *Date 10/24/2018 Continuation Update



Spa structure at pool consisting of relocated pump structure from Winchester Estate.



Inside ceiling of spa structure.



Entry to Community Center from east through pump structure from Winchester estate.



Street entry to mobile home park from South Winchester Boulevard.



Tree at entry to site from South Winchester Boulevard (46-inch cork oak).

Page 10 of 13 *Resource Name or # (Assigned by recorder) Winchester Ranch

*Recorded by Franklin Maggi & Leslie Dill *Date 10/24/2018 Continuation Update



Entry driveway facing west towards Community Center.



Entry driveway facing northeast towards South Winchester Boulevard.

Page 11 of 13 *Resource Name or # (Assigned by recorder) Winchester Ranch

*Recorded by Franklin Maggi & Leslie Dill *Date 10/24/2018 Continuation Update



Entry driveway at Community Center with Winchester Mystery House tank house in distance.



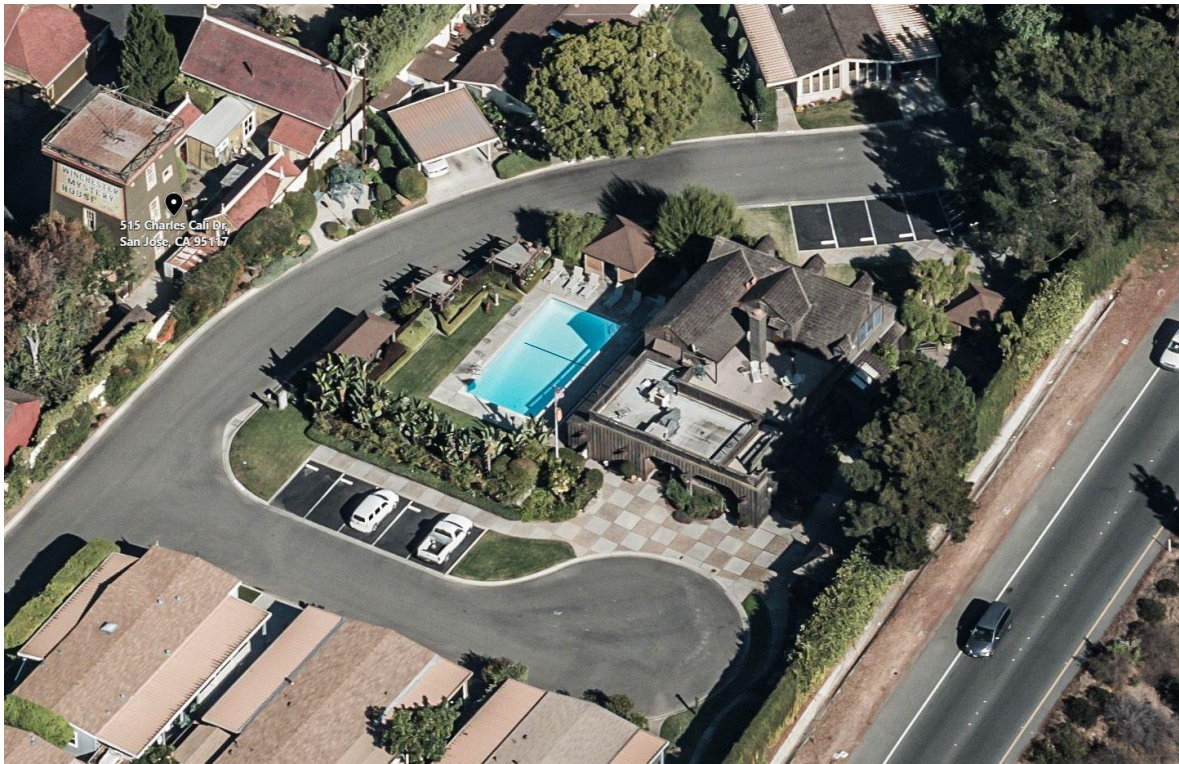
Typical internal street in mobile home park.



Entry from Olson Drive, facing northwest with Century 21 Theater in distance.



Century 21 Theater beyond northeast property fence, viewed facing northeast.



Overview of Community Center, viewed facing northeast (Microsoft Bing).

PH0076503

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE:	California
COUNTY:	Santa Clara
FOR NPS USE ONLY	
ENTRY DATE	AUG 7 1974

1. NAME

COMMON:
WINCHESTER MYSTERY HOUSE

AND/OR HISTORIC:
WINCHESTER HOUSE *use this*

2. LOCATION

STREET AND NUMBER:
525 South Winchester Blvd.

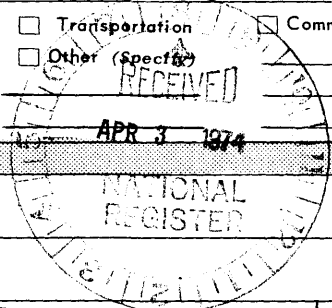
CITY OR TOWN:
San Jose

CONGRESSIONAL DISTRICT:
10th

STATE: **California** CODE: **95128** COUNTY: **Santa Clara** CODE: **06** **085**

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	<input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ <input checked="" type="checkbox"/> Comments



4. OWNER OF PROPERTY

OWNER'S NAME:
Winchester Mystery House, Inc.

STREET AND NUMBER:
525 South Winchester Boulevard

CITY OR TOWN:
San Jose

STATE:
California

CODE:
06

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Book 5895 Page 613

STREET AND NUMBER:
Superior Court Bldg. of Santa Clara County, Register of Deeds

STREET AND NUMBER:
191 North First St.

CITY OR TOWN:
San Jose

STATE:
California

CODE:
06

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
California Registered Historical Landmark #868

DATE OF SURVEY: **January 1974** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
State Department of Parks and Recreation

STREET AND NUMBER:
P. O. Box 2390

CITY OR TOWN:
Sacramento

STATE:
California

CODE:
95811 **06**

SEE INSTRUCTIONS

STATE:

COUNTY:

ENTRY NUMBER

DATE

AUG 7 1974

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

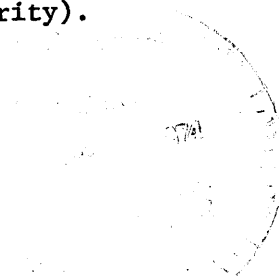
DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Originally, the Winchester Estate covered 161.919 acres (see 1922 Polk-Husted map of the City of San Jose), but the land was subdivided and sold in smaller lots by the heirs of Mrs. Sarah L. Winchester. Today the Winchester House is situated on the southeast third of an 18.40 acre tract of Winchester Mystery House Properties, with the front doors facing east and parallel to Winchester Blvd.

The house itself is of Victorian style, vaguely eastern in detail and cluttered with all manner of architectural ornaments as a middle period Victorian house frequently was, without any of the imitation Gothic features that the Victorian style so often incorporated at the end of the period.

Structurally, the house was built of light wood frame construction with studs as vertical members; horizontal members are wood joists of various types. Wood structural members, usual in light frame construction, form the multiplicity of roofs. Foundations are of brick and concrete as are the walls of the two basements.

Presently, the property is in the process of being completely restored to the condition it was in when Mrs. Winchester occupied the estate. This includes relandscaping, painting and/or replacing that which may have been damaged by earthquakes, the elements or vandals. As it now stands, however, the estate is in good to excellent repair without any changes, alterations or additions with the exception of having to comply with certain standards and codes placed upon us by the County of Santa Clara as well as our insurance carrier (fire prevention and security).



S E E I N S T R U C T I O N S

SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian | 16th Century | 18th Century | 20th Century
 15th Century | 17th Century | 19th Century

SPECIFIC DATE(S) (If Applicable and Known) Circa 1884-September 5, 1922

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|--------------------------------------|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Phi- | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | losophy | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Science | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Art | Architecture | <input type="checkbox"/> Social/Human- | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Literature | itarian | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Military | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Music | <input type="checkbox"/> Transportation | _____ |

STATEMENT OF SIGNIFICANCE

The Winchester House is a 160-room Victorian Mansion that was built and owned by Sarah L. Winchester (Mrs. William Wirt Winchester). It is a prime example of construction at its best but construction that was unrestricted, to say the least.

The history begins at the height of the Civil War when Sarah L. Pardee met and married William Wirt Winchester, the son of the manufacturer of the famous Winchester Repeating Rifle. They were married on September 30, 1862. They had one child, Annie Pardee, who died about a month after birth. (June 15, 1866-July 24, 1866). Then, about 15 years later, on March 7, 1881, her husband died.¹

Mrs. Winchester was deeply upset at these deaths, and seems to have consulted a spiritualistic medium who told her that the reason for her husband's and daughter's deaths was that the victims who had been killed by the rifles her family had and was still manufacturing, were seeking their revenge by taking her husband's and daughter's lives. Further, they had placed a curse on Mrs. Winchester stating that if she wished to continue to live, she must appease them by moving out west and continuously, without ceasing, build a home for them night and day.²

She then did move out west and settled in what is now San Jose, California, purchasing an eight room farmhouse from a Dr. Caldwell. She then began her continuous construction operations in 1884.³

With a great deal of money and very few responsibilities, she satisfied her every whim and arrant notion in her uninterrupted building operations. She had no master plan for a house and according to her carpenters, built whenever, wherever and howsoever she pleased. As a result of the constant building, tearing down and remodeling, her mansion spread out over the southeast section of her 162-acre estate. She built steadily until her death on September 5, 1922.

The Winchester House is the only and, therefore, most significant of a type in its unique structure. Although it is basically Victorian, the structure has overtones of a midwestern or eastern Victorian home with its mixture of shingles, sidings, bric-a-brac, cornices and

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Polk-Husted San Jose City and Santa Clara County Directory
1922. Sacramento:
 Santa Clara County Recorder, Deeds. Book 5895, p. 613.
 Santa Clara County Probate File #12772. S. L. Winchester

10. GEOGRAPHICAL DATA

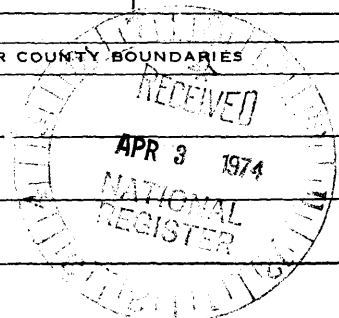
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		37° 19' 05" ³⁴	121° 57' 00" ³⁸	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **6 acres**

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

UTM
 10/5930
 4130 460
 00



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Brent W. Miller, Assistant Manager-Caretaker

ORGANIZATION: **Winchester Mystery House, Inc.** DATE: **1-29-74**

STREET AND NUMBER:
525 South Winchester Boulevard

CITY OR TOWN: **San Jose** STATE: **California 95128** CODE: **06**

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name *William Penn Mott, Jr.*
 State Historic Preservation Officer
 Title _____

Date March 11, 1974

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

A. R. Markens
 Director, Office of Archeology and Historic Preservation

Date 8/1/74

ATTEST:
W. Mott
 Keeper of the National Register

Date 8/1/74

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE California	
COUNTY Santa Clara	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
	AUG 7 1974

(Number all entries)

#8. Statement of Significance

appurtenances which show traces of definite eastern influence in design not found in local craftsmen.

It is an outstanding example of Victorian construction, complete with the inevitable accidents of unrestricted and unchecked growth.

Two other areas of significance are: 1) the number of people who have visited the house. In over 50 years of business, we estimate that approximately 3,000,000 people, to date, have taken a tour and that more than 150,000 visited us last year, and 2) we have already been recognized as an Historical Landmark (#868) by the State of California.

Footnotes

- 1
Bruce Spoon, Sarah Winchester and Her House: How A Legend Grows, (New Haven: Yale University, 1951).
- 2
Harold F. Williamson, Winchester--The Gun That Won The West, (New York: A.S. Barnes and Co., 1952), p. 212.
- 3
Bruce Spoon, op. cit., p. 14.

