

# Shape Our Fremont

Where Fremont residents can learn about shaping proposed housing developments...



## Character Gone Forever

Ten old homes and a small commercial center along the south side of Peralta Blvd. between Parish Ave. and Sequoia Rd. may soon be replaced with three-story townhomes that will rise straight up at the sidewalk.

Nuvera Homes has proposed a development called Centerville Junction with 53 townhouses in twelve three-story buildings for the nine contiguous parcels from 3498 Peralta Blvd. to 3678 Parish Ave. The 2.65-acre project was previously called Peralta Blvd Townhomes PRP.

### Not Historic?

A historic evaluation by an outside firm determined that none of the old homes were historically significant and that all of the structures may be demolished. These homes will not be submitted to Fremont's Historical Architectural Review Board (HARB) for review.

The six houses that had detailed appraisals are:

- 1) 3498 Peralta - c1910 - Goad - National Folk Style
- 3) 3550 Peralta - c1906 - Enos-Pimentel - National Folk Style
- 5) 3562 Peralta - c1906 - Satterthwait - National Folk Style
- 6) 3568 Peralta - c1921 - Duarte - Craftsman Bungalow
- 7) 3590 Peralta - c1915 - Marshall - Craftsman Bungalow [8) 3654 Parish is on same parcel]
- 9) 3678 Parish - c1947 - Soito - Minimal Traditional

The historic evaluation of the Goold House is an example of the other reviews:

"Peralta Boulevard, which has been known over the years as Vallejo Road, Niles Road, Fremont Avenue, and Centerville-Niles Road, was one of the earliest roads in Washington Township..." Parish Avenue was originally called School Street.

"August May acquired a parcel on the south side of the road and laid out the August May tract in 1906. The August May tract was the first Centerville subdivision recorded the twentieth century."  
"May sold Lot 1 [3498 Peralta] of the subdivision to Manuel J. Rodrigues, Jr. on November 12, 1907."  
"The house as originally constructed was very similar to the two houses at 3550 and 3562 Peralta Boulevard, which were constructed c1906, and the three properties may have shared a builder."

John and Matilda Goold bought the property on September 24, 1932. "John Goold grew up in Gonzales and Morgan Hill, and graduated from Stanford in 1920." "He began teaching at Washington Union High School in 1924." "Goold married lifelong Centerville-area resident Tillie (Matilda) Logan in Centerville in 1927." Goold was a teacher, principal, and district school superintendent from 1931 to 1959.

"The evaluator found no association with historically significant events, and found that although John V. Goold was a popular and well-respected local person he was not significant to local history."

'Pop' Goold was a well-liked principal at Washington Union High School whose wife was a Logan from Centerville. He had a home in the first Centerville subdivision recorded in the twentieth century laid out by August May Jr. who was a prominent banker born in Alvarado. Despite all this, they determined that the house at 3498 Peralta Blvd. is not worth preserving...

### **Out of Character**

Not only will the historic character of the area be lost forever, but the proposed Centerville Junction even contrasts with the 2004 development across Peralta Blvd. called Sequoia Crossings which has deep grassy front yards and stone-pillared front steps.



Fremont has been encouraging minimal front setbacks for townhouses and for porches to be right at the street. Twenty-four of the new townhouses that will line Peralta Blvd. will have tall vertical fronts only six feet from the sidewalk. The three-story buildings will rise from ground level unlike Sequoia Crossings which has the garage level partially below ground.

### **Requires GPA**

This project requires a General Plan Land Use Amendment (GPA) for four of the parcels to change them from General Commercial to Medium Density Residential. Therefore the application will have to go before the City Council for approval.

### **Voice Your Opinions**

Send your comments to City Staff Project Planner Steve Kowalski at [skowalski@fremont.gov](mailto:skowalski@fremont.gov) or directly to the Planning Commission.

Thursday, April 28th is the tentative date for the Planning Commission hearing. Communications received by Wednesday, April 20th should be included in the agenda packet for the meeting.

Attend the Planning Commission hearing and voice your opinions.

For contact information, see the Contacts page at [\*\*www.ShapeOurFremont.com\*\*](http://www.ShapeOurFremont.com)