

STAFF REPORT Appendix "D" (470 S. 3rd Street)
HISTORIC LANDMARKS COMMISSION

Project Description:

- 1) HL07-166: Designation of a multi-family residence located at 470 S. 3rd Street as a City Landmark Structure
- 2) MA07-011: Historical Property Contract (Mills Act Contract) to allow partial property tax relief to rehabilitate and maintain the subject building



File no.	HL07-166, MA07-011
Address	470 S. 3 rd Street
Name of resource	Mojmir Apartments
Type of structure	Renaissance Revival apartment building
Year constructed	1922
Owner/applicant	Steve Cohen

Description of the resource:

The following summary is based on the historical evaluation prepared for the property by Archives and Architecture. Please refer to the attached DPR evaluation form for a more detailed discussion and analysis of the building.

The 1922 Mojmir Apartment building incorporates Renaissance Revival influences into its relatively formal exterior design. The apartment building represents, through its form and detailing, a fairly rare building type; one of a few multifamily apartment buildings constructed in the downtown area during the early part of the twentieth century. This stucco apartment building is a distinctive local example of the Renaissance Revival architectural style. It has both integral and applied features that provide formal symmetry and detailed complexity. The property maintains its historic integrity and continues, through the design strength of its original form, massing and detailing, to illustrate its associations with significant patterns of development of this neighborhood.

The building has integrity with its Renaissance-Revival design, and original character-defining materials are preserved. These include the overall massing and form, stucco exteriors and bas-relief trim, tripartite windows (except for the missing sash), cornice and balconettes, front portico and entry, accent windows, raised front patio and railings, and other architectural features.

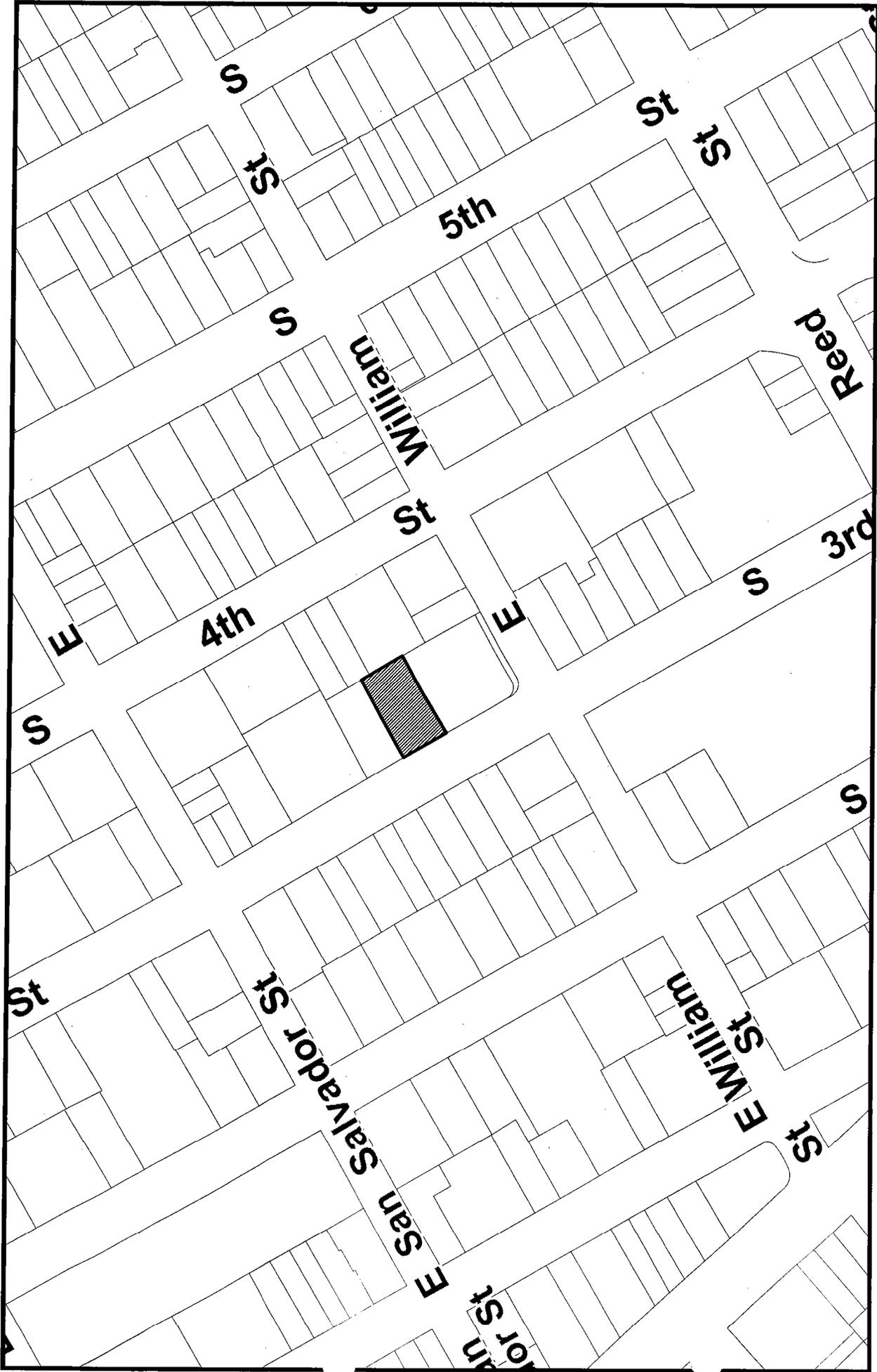
City Landmark Structure criteria:

The Mojmir Apartments building qualifies for City Landmark status on the basis of the following criteria from the Historic Preservation Ordinance (Municipal Code Section 13.48.110):

- Criterion (6), as a prominent local example of Renaissance Revival architectural type

Mills Act Historical Property Contract criteria:

The Preservation Plan (Exhibit "C") for the proposed contract is attached to this appendix. The remainder of the contract will include the language, required contents, and formatting of the City of San Jose's standard template for historical property contracts. Please refer to the main body of the staff report for a more detailed discussion of the background, required contents, and necessary findings related to historical property contracts.



File No: MA07-011

District: 3

Quad No: 83

Scale: 1"= 200'
Noticing Radius: 500 feet



09/04/2007

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 12

*Resource Name or #: (Assigned by recorder) Mojmir Apartments

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted

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

*a. County Santa Clara

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

c. Address 470 South Third St. City San Jose Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598966mE/ 4132088mN

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

Assessor's Parcel Number: 467-47-050

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

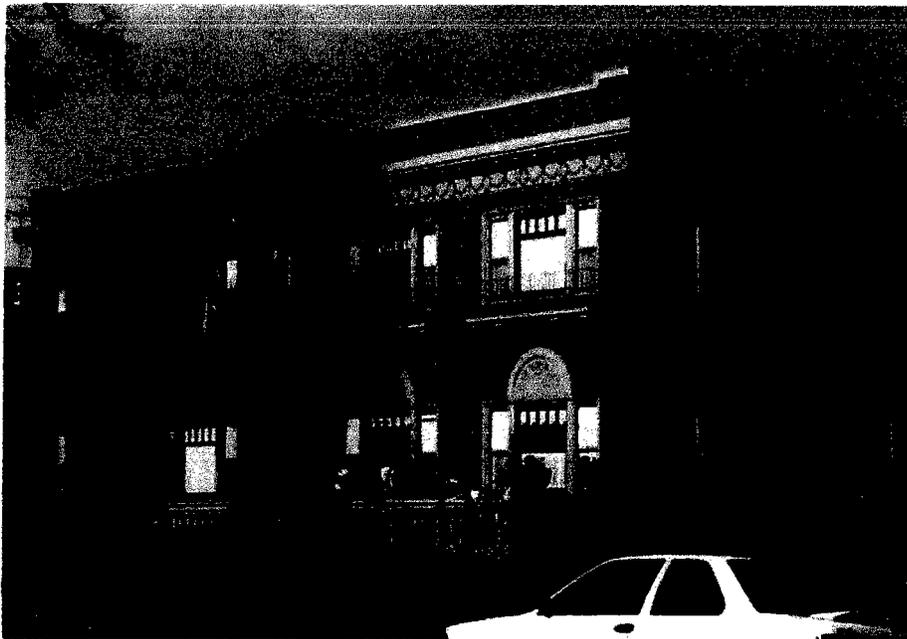
The 1922 Mojmir Apartment building incorporates Renaissance Revival influences into its relatively formal exterior design. The apartment building represents, through its form and detailing, a fairly rare building type; one of a few multifamily apartment buildings constructed in the downtown area during the early part of the twentieth century. It is located in the southeast portion of the core area in a neighborhood of mixed single-family and multifamily residences.

The building faces South Third Street near East William Street. The larger neighborhood includes a mix of house styles and buildings types, most if not all at least 50-years in age. A new residential facility is present being constructed on the property to the immediate south of this apartment building.

(Continued on next page, DPR523L)

*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 #)

Viewed facing southeast, July 2007.

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

1922, 85 years old, building permit.

*P7. Owner and Address:

Steve Cohen
470 S Third St. #10
San Jose, CA 95112

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

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

*P9. Date Recorded: Aug. 16, 2007

*P10. Survey Type: (Describe)
Intensive

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

Dill Design Group, San Jose Downtown Historic Survey for the City of San Jose, August 2000.

*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 previous page, DPR523a, P3a)

The immediate setting includes a modest front yard area, raised along the length of the sidewalk by a sloping lawn border. The angle is established by sloping concrete curbs that flank the lawn and the pair of front walkways. The yard is generally landscaped with low foundation plantings as well as lawn, and the property is shaded by large street trees. The two side yards are paved for narrow driveways that lead to the back parking area. The property includes a detached seven-car carport to the rear of the apartment building, along the rear property line.

This stucco apartment building is a distinctive local example of the Renaissance Revival style. It has both integral and applied features that provide formal symmetry and detailed complexity. The two-story building has a raised, large, slightly "T"-shaped footprint and a square profile that comes from its flat roof and clean, somewhat boxy form. The front rectangular block of the building parallels the street, and a somewhat narrower wing extends to the rear, most of the depth of the parcel. The building encompasses narrow light wells within its larger mass. The base of the building includes a raised, full-width patio, set off from the front yard with turned concrete balusters and a heavy handrail. The center of the patio, in front of the front entry, projects forward in a shallow arc, between the two sets of front steps. The corners of the balusters are marked by stucco piers.

Front entry is through a one-story recessed porch with a projecting classical portico. The portico is made up of shallow, double pilasters at the wall face behind a single pair of detached Tuscan columns. The columns and pilasters support an entablature and wrought-iron balconette that steps forward over the columns. The entablature is ornamented with a series of swags in bas-relief along the frieze. The railing is very simple; it features narrowly spaced vertical balusters that transition into a square pattern along the top; the pattern includes a quatrefoil opening at each upper corner. The entry floor is finished with white hexagonal tiles featuring a mosaic of the address and building name; these are surrounded by a square-tile border with a colorful geometric pattern. The baseboards are marble. The side walls of the portico have wood battens and trim that surround stucco panels; the mailbox is integrated into the wall. The entry also features an ornamental frieze and crown molding with a variety of decorative bands, including stylized triglyphs and eggs-and-darts, as well as a thin rope pattern at the ceiling. Accent windows are centered above the front entry; they consist of a multi-lite center unit with narrow 3-lite windows on each side. The center window includes an arched center lite, surrounded by smaller lites. The accent windows are visually connected by an entablature that acts as a sill band. Four somewhat shallow and vertical acanthus-carved corbels support the entablature.

Original fenestration consists primarily of tripartite wood units that each has a fixed center window flanked by operable sash. The center sash has multiple lites across the top of a 1-lite picture window; the outer windows were reportedly wood casements, but have been replaced with 1/1, single-hung aluminum windows. The stucco arches are above the center windows of the lower windows only. The windows are stacked and placed symmetrically. On the side elevations are many 1/1, double-hung windows placed individually and in pairs. These are interspersed between the larger window units. The windows are all surrounded by standard stucco molding and have sills with shaped aprons. The second-story windows feature balconettes. These are supported on deep acanthus-carved corbels similar to the ones at the center accent window. The railings on the balconettes are wrought-iron and consist solely of moderately-spaced vertical balusters and a thin top railing. Other openings include paired wood-louvered vents that originally provided fresh air to interior kitchen cabinets, as well as screened foundation vents at grade.

(Continued on next page)

Page 3 of 12

*Resource Name or # (Assigned by recorder) Mojmir Apartments

*Recorded by F. Maggi, C. Duval, & L. Dill

*Date Aug. 16, 2007

Continuation Update

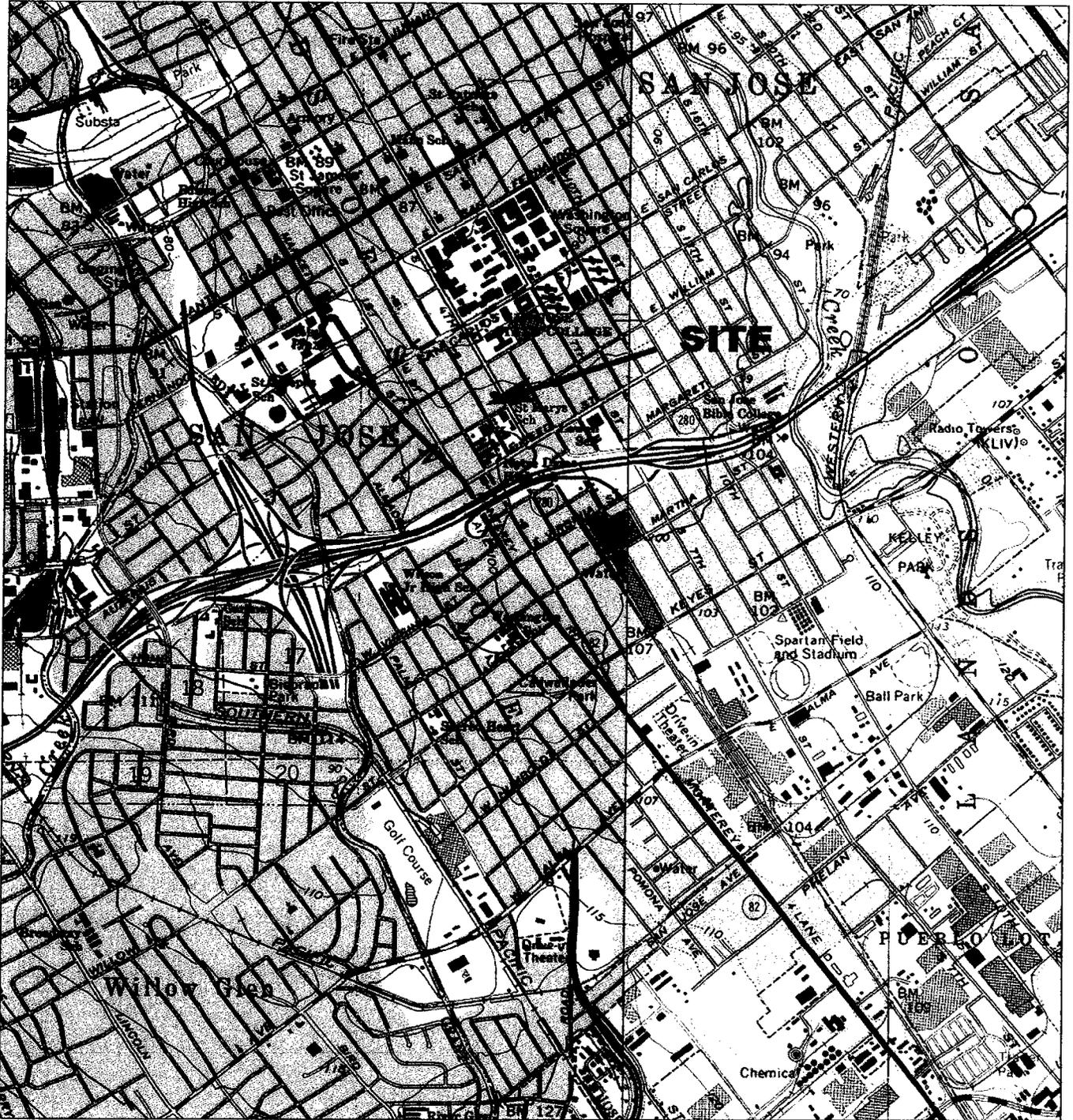
(Continued from previous page)

The walls are clad in sand-textured stucco that is accented above the first-floor picture windows by arched stucco panels in a floral pattern with bas-relief bowls. The front façade of the building has a distinctive cornice band set below the parapet wall; it features a swag pattern on the frieze and wraps onto the front of the two side walls. Modillion blocks support the upper crown molding. The rear portion of the building has a pair of simple bands at the height of the more elaborate front cornice. The parapet steps into pedestal forms at the outer front corners and at the centerline of the front façade. These features accentuate the formal symmetry of the building and create some interest at the roofline. The base of the front portion of the building has a watertable.

The wood-frame building rests on a concrete foundation and framed pony wall; a partial basement spans the full width of rear of the house. Rear entry is at grade at the rear parking area; internal stairs split the difference between the basement level and the main first floor. The basement windows have single lites.

Integrity and character-defining features:

The property maintains its historic integrity as per the National Register's seven aspects of integrity. It maintains its original location along South Third Street in downtown San José. It is surrounded by much of its historic residential setting, including the downtown street grid with its mature street trees, surrounding large-scale properties, and surrounding buildings of similar age, scale and design. The subject property retains its early-twentieth-century residential scale and feeling and continues, through the design strength of its original form, massing and detailing, to illustrate its associations with significant patterns of development of this neighborhood. The building has integrity with its Renaissance-Revival design, and original character-defining materials are preserved, including: the overall massing and form, the stucco exteriors and bas-relief trim, the tripartite windows (except for the missing sash), the cornice and balconettes, the front portico, entry, and accent windows, as well as the raised front patio and railings, etc.



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com topo)

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary #
HRI #

Page 5 of 12

***NRHP Status Code** 3s

***Resource Name or # (Assigned by recorder)** Mojmir Apartments

- B1. Historic Name: Mojmir Apartments
 B2. Common Name: Mojmir Apartments
 B3. Original use: Multifamily Residential B4. Present Use: Multifamily Residential
***B5. Architectural Style:** Renaissance Revival
***B6. Construction History:** (Construction date, alterations, and date of alterations)

The apartment building was constructed in 1922 (BP #499, 6/22/1922). The garage was constructed two and a half years later (BP #10, 12/3/1924).

***B7. Moved?** No Yes Unknown **Date:** n/a **Original Location:** n/a

***B8. Related Features:**

Garage

B9a Architect: Hutchison & Mills

b. Builder: A. J. Bowen

***B10. Significance:** **Theme** Architecture & Shelter **Area** Downtown San Jose / University SNI
Period of Significance 1922 **Property Type** Apartments **Applicable Criteria** C (3)
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The 10-unit Mojmir Apartments was constructed in 1922 by Floyd E. Weaver at a cost of \$26,700. The architectural firm that designed the building was Hutchison & Mills, and the contractor was A. J. Bowen. Weaver appears to have developed this apartment complex for future sale, as by 1924, C. Mathilda Norman was the resident owner.

Although the connection between Floyd Weaver and the apartments name Mojmir has not been clarified, it appears that the apartment building name refers to Mojmir the First, who was the first known prince of Great Moravia (833-846). The House of Mojmir was a ruling dynasty in Great Moravia in the 9th and 10th century. Moravia is a region in the eastern portion of the Czech Republic.

The property changed hands a number of times subsequent to Weaver's ownership. Beginning in the 1930s, the building was owned by Thomas Gavin, followed by San Francisco Properties, Inc. By 1949-1950, the building was named "470 South Third Apartments" and was owned and occupied by Earl Bales. By 1972 Milan Radovic owned the property, who subsequently sold it to Dick and Donna Gordon. The property remained under Gordon family ownership until May of 2007.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:**

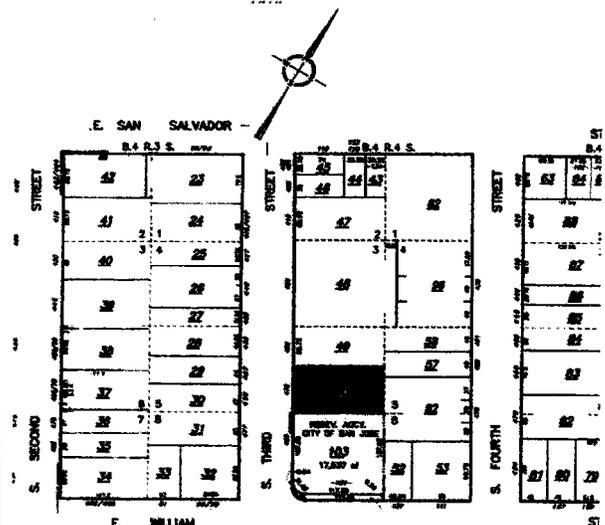
- SJ Building Permit #499, 6/26/1922; #10, 12/3/1924.
- San Jose City Directories, 1923-1950.
- San Jose Sanborn Fire Insurance Maps, 1921-1961.
- School District Maps, 1930s.
- Thomas Bros., Block Book, 1924.

B13. Remarks: Proposed Landmark nomination

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** August 16, 2007

(This space reserved for official comments.)



(Continued from previous page, DPR523b, B10)

Mojmir Apartments was built in the early years of the *Interwar Period (1919-1945)*, when San Jose began to expand beyond the Original City limits of 1851. While some apartment complexes were constructed in the downtown area just before World War I, during the 1920s many small housing complexes were built in the core area and near the San Jose State Teachers College in concert with new single-family residential development in the suburban areas. The San Jose State Normal School at Washington Square, first occupied in 1872 and in operation until 1921, had a housing policy that required students to live in approved housing if not living with their parents or guardians. Following the establishment of the Teachers College in 1921, off-campus housing restrictions were loosened. From an enrollment of 200 students in 1920, the college expanded to 400 students in 1922, and by 1930 enrollment had jumped to 1900. Many of these new students (and teachers) found housing in converted houses and new apartments surrounding the school. Mojmir Apartments was built the year following the establishment of the Teachers College. Apartments built in the core area during the Interwar Period are uniquely representative of this era of expansion, being of moderate size, and usually containing a central entry with internal circulation to the residential units.

The builder of Mojmir Apartments, Floyd Weaver, was born in Illinois and was living in San Jose as early as 1910 with his wife Stella Carter and daughter Clover. By 1920 he was managing a wood yard, and appears to have speculated in multi-family residential development in the 1920s. By the late 1920s he became a vice-president of the Food Machinery Corporations. FMC was established in 1929 out of the consolidation of Bean Manufacturing Company with Anderson-Barngrover Co. and Sprague-Sells. This local company began operation as the largest fruit machinery manufacturing company in the world at that time. It became a manufacturer of amphibious vehicles during World War II, and is a military contractor that exists today under the name of United Defense. Little is known about Weaver's role in the growth of FMC however. He died in San Jose in 1948 at age 66.

Mojmir Apartments has had a number of owners since constructed in 1922. In the late 1970s it was acquired by Richard Oscar (Dick) and Donna Gordon. Dick Gordon came to California from Ohio during World War II. He was a well known educator in Santa Clara County for 35 years, and his wife Donna also worked as a teacher. Under the Gordon ownership, Mojmir Apartments was renovated to its current state.

Mojmir Apartments is located in a residential area that provides important historic context to the evolution of downtown San Jose. Both side of South Third Street of the 400-block contain historic properties reflecting a breadth of residential development. The distinctive design of Mojmir apartments helps establish a sense of continuity along this block, and the property is important to maintaining the historic setting. Although the property would likely not qualify for listing on the National Register of Historic Places (Criterion A) or California Register of Historical Resources (Criterion 1) due to historic patterns of events, the sense of historic context that this property contributes at the local level has value to the community.

There have been numerous persons associated with this property in terms of both ownership and residency. Among these, Floyd Weaver has some significance, although his role in the development of FMC is not well understood. His corporate contributions however took place subsequent to the development of this property, and would not in themselves establish historic significance to the property. The property would therefore not be eligible for the National Register under Criterion B or California Register under Criterion 2.

Mojmir Apartments is significance for its distinctive representation of Renaissance Revival residential architecture. A unique design in the downtown San Jose core area, it is a well executed design with distinguishing characteristics within the context of revival architecture of the *Interwar Period*. Although little is known about the architectural firm responsible for the design, it is clearly the work of a master designer of this period. The building appears eligible for both the National Register under Criterion C and the California Register under Criterion 3. Under the City of San Jose Historic Preservation Ordinance, the apartment building clearly has architectural and aesthetic value of an historical nature and would appear to qualify as a City Landmark Structure.

Page 7 of 12 *Resource Name or # (Assigned by recorder) Mojmir Apartments

*Recorded by F. Maggi, C. Duval, & L. Dill *Date Aug. 16, 2007 Continuation Update



Detail of front façade, viewed facing north.

Page 8 of 12

*Resource Name or # (Assigned by recorder) Mojmir Apartments

*Recorded by F. Maggi, C. Duval, & L. Dill

*Date Aug. 16, 2007

Continuation Update



North side elevation, viewed facing southwest.



East rear elevation with front of garage to left, viewed facing south.



South side elevation with garage are far end of driveway, viewed facing east.



Garage, viewed facing southeast.

Page 12 of 12

*Resource Name or # (Assigned by recorder) Mojmir Apartments

*Recorded by F. Maggi, C. Duval, & L. Dill

*Date Aug. 16, 2007

Continuation Update



Detail of front entry, viewed facing east.

HISTORIC EVALUATION SHEET

Historic Resource Name: Mojmir Apartments / 470 South Third St.

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Very good composition and detail		x		
2. STYLE	Rare Renaissance Revival	x			
3. DESIGNER	Hutchison & Mills			x	
4. CONSTRUCTION	None				x
5. SUPPORTIVE ELEMENTS	Garage, but not contributing				x

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	Floyd Weaver			x	
7. EVENT	None				x
8. PATTERNS	Early multifamily housing patterns		x		
9. AGE	1922			x	

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Helps establish character of area		x		
11. SETTING	Of importance		x		
12. FAMILIARITY	Familiar to neighborhood			x	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	No apparent surface wear or problems	x			
14. EXTERIOR ALTERATIONS	Minor alterations (some window sash)	x			
15. STRUCTURAL REMOVALS	No removals	x			
16. SITE	Not moved	x			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	Highly reversible	x			

F. ADDITIONAL CONSIDERATIONS / BONUS POINTS

		E	VG	G	FP
18. INTERIOR / VISUAL	Good			x	
19. INTERIOR / HISTORY	Good			x	
20. INTERIOR ALTERATIONS	Minor alterations	x			
21. REVERSIBILITY / INTER.	Highly Reversible	x			
22. NATIONAL OR CALIF. REG	Appears eligible		x		

REVIEWED BY: Franklin Maggi

DATE: 08/16/07

EVALUATION TALLY SHEET

Historic Resource Name: Mojmir Apartments / 470 South Third St.

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	12			
2. STYLE	10	8	4	0	10			
3. DESIGNER	6	4	2	0	2			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		24	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP	Value			
6. PERSON / ORGANIZATION	20	15	7	0	7			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	9			
9. AGE	8	6	3	0	3		19	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP	Value			
10. CONTINUITY	8	6	3	0	6			
11. SETTING	6	4	2	0	4			
12. FAMILIARITY	10	8	4	0	4		14	57
<i>(SUM OF A+C) =</i>					38			
<u>D. INTEGRITY</u>								
	E	VG	G	FP	Value	x	Value	Value
13. CONDITION	.00	.03	.05	.10	0	x	57	0.0
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	38	0.0
	.00	.03	.05	.10	0	x	19	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	38	0.0
	.00	.10	.20	.40	0	x	19	0.0
16. SITE	.00	.10	.20	.40	0	x	19	0.0
								0.0
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								57
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP	Value			
17. EXTERIOR	3	3	2	2	3			60
<u>F. ADD'L CONSIDERATIONS/BONUS POINTS</u>								
	E	VG	G	FP	Value			
18. INTERIOR / VISUAL	3	3	1	0	1			
19. INTERIOR / HISTORY	3	3	1	0	1			
20. INTERIOR ALTERATIONS	4	4	2	0	4			
21. REVERSIBILITY / INTERIOR	4	4	2	0	4			
22. NATIONAL / CALIFORNIA REGISTER	20	15	10	0	15		25	
EVALUATION TOTAL: (Adjusted subtotal plus Bonus Points)								85.00

**Historical Property Contract, File No. MA07-011
Preservation Plan (Exhibit "C")**

470 S. 3rd Street, Mojmir Apartments

OWNER shall annually expend the amount equal to a minimum of 10% of the tax savings attributed to this Agreement for the preservation and maintenance of the Historic Landmark. The rehabilitation of the Historic Landmark shall be completed on or before the 10th anniversary of the Effective Date of this Agreement, and such rehabilitation shall include all of the following tasks:

Year	Description
One (2008)	Increase the amperage coming into the building to meet current city standards.
Two (2009)	Repair or replace foundation as necessary (cracked and showing signs of water penetration). Add a full foundation to stabilize the building and meet current earthquake codes.
Three (2010)	Replace the gas lines to meet current codes. Move existing meters from the north side of the building to the south side or rear of the building to reduce the impact on the facade.
Four (2011)	Repair and upgrade existing original plumbing system
Five (2012)	Repair or rebuild carport to meet current earthquake and fire codes.
Six (2013)	Refurbish windows as necessary
Seven (2014)	Repair or replace walls covered with several layers of wallpaper and restore original lathe and plaster.
Eight (2015)	Repair and replace all kitchen and bathroom tile to match original
Nine (2016)	Install an upgraded heating/cooling system and remove forced air units installed in the late 1970's
Ten (2017)	Repair or replace front balustrades

After the 10th Anniversary date of the Effective Date of this Agreement, Owner shall expend an amount to a minimum of 10% of the tax savings attributed to this Agreement for the continued preservation and maintenance of the historic Landmark and more specifically shall perform and complete but without limitation the following tasks each year:

Maintenance
Painting
Repairs