

HISTORIC LANDMARKS COMMISSION

Meeting Report

March 4, 2009

ROLL CALL

PRESENT: Commissioners Janke, Colombe, Cohen, Peak, Thacker

ABSENT: Jackson

VACANCIES: One

STAFF: Deputy City Attorney Rosa Tsongtaatarii, Environmental Principal Planner Akoni Danielsen, Historic Preservation Planner Lori Moniz, Historic Preservation Planner Hadasa Lev

1. DEFERRALS

None

2. CONSENT CALENDAR

None

3. PUBLIC HEARINGS

HISTORIC LANDMARK DESIGNATIONS/HISTORICAL PROPERTY CONTRACTS

- a. The applications being considered are for the "McMillan House" on a 0.22-acre site in the Reed City Landmark Historic District located at the west side of S. Sixth Street, approximately 250 feet south of E. William Street (525 S. Sixth Street). Michael J Reandeanu, property owner. Council District 3. SNI: University. CEQA: Exempt.
Project Manager, Lori Moniz

1. [HL08-176](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.

RECOMMENDED THAT THE CITY COUNCIL APPROVE THE PROPOSED LANDMARK DESIGNATION OF THE MCMILLAN HOUSE AT 525 S. SIXTH STREET AS HISTORICAL LANDMARK NO. 176 AT THE CITY COUNCIL HEARING SCHEDULED FOR APRIL 7, 2009 AT 1:30 PM. (5-0-1; JACKSON ABSENT)

Access the video, agenda, and related reports for this meeting by visiting the City's website at:
<http://www.sanjoseca.gov/planning/hearings/>

2. [MA08-008](#). Historical Property Contract (California Mills Act contract) between the City of San Jose and the owner of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.

RECOMMENDED THAT THE CITY COUNCIL MAKE THE FOLLOWING FINDINGS AND APPROVE THE HISTORIC PROPERTY CONTRACT OF THE MCMILLAN HOUSE AT 525 S. SIXTH STREET AT THE CITY COUNCIL HEARING SCHEDULED FOR APRIL 7, 2008 AT 1:30 PM.

- **THE PROPOSED CONTRACT IS CONSISTENT WITH THE SAN JOSÉ 2020 GENERAL PLAN;**
- **THE PROPOSED CONTRACT WOULD PROVIDE GREATER PROTECTION FOR THE LANDMARK PROPERTY THAN IS OTHERWISE PROVIDED BY THE PROVISIONS OF CHAPTER 13.48 OF THE MUNICIPAL CODE; AND**
- **THE PROPOSED CONTRACT COMPLIES WITH THE REQUIREMENTS OF SECTION 13.48.520 OF THE SAN JOSÉ MUNICIPAL CODE. (5-0-1; JACKSON ABSENT)**

- c. The applications being considered are for the "Lynwood Apartments" on a 0.22-acre site in the Reed City Landmark Historic District located at the west side of S. Sixth Street, approximately 270 feet south of E. William Street (553 S. Sixth Street). Michael J Reandeau, property owner. Council District 3. SNI: University. CEQA: Exempt. *Project Manager, Lori Moniz*

1. [HL08-177](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.

RECOMMENDED THAT THE CITY COUNCIL APPROVE THE PROPOSED LANDMARK DESIGNATION OF THE LYNWOOD APARTMENTS AT 553 S. SIXTH STREET AS HISTORICAL LANDMARK NO. 177 AT THE CITY COUNCIL HEARING SCHEDULED FOR APRIL 7, 2009 AT 1:30 PM. (5-0-1; JACKSON ABSENT)

2. [MA08-009](#). Historical Property Contract (California Mills Act contract) between the City of San Jose and the owner of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.

RECOMMENDED THAT THE CITY COUNCIL MAKE THE FOLLOWING FINDINGS AND APPROVE THE HISTORIC PROPERTY CONTRACT OF LYNWOOD APARTMENTS AT 553 S. SIXTH STREET AT THE CITY COUNCIL HEARING SCHEDULED FOR APRIL 7, 2008 AT 1:30 PM.

- **THE PROPOSED CONTRACT IS CONSISTENT WITH THE SAN JOSÉ 2020 GENERAL PLAN;**

- **THE PROPOSED CONTRACT WOULD PROVIDE GREATER PROTECTION FOR THE LANDMARK PROPERTY THAN IS OTHERWISE PROVIDED BY THE PROVISIONS OF CHAPTER 13.48 OF THE MUNICIPAL CODE; AND**
- **THE PROPOSED CONTRACT COMPLIES WITH THE REQUIREMENTS OF SECTION 13.48.520 OF THE SAN JOSÉ MUNICIPAL CODE.**

(5-0-1; JACKSON ABSENT)

d. The applications being considered are for the "Kimura Residence" on a 0.22-acre site located at the east side of N. Third Street, approximately 450 feet southerly of Jackson Street (556 N. Third Street). Lance Shoemaker & James Williams, property owners. Council District 3. SNI: None. CEQA: Exempt. *Project Manager, Lori Moniz*

1. [HL08-178](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.

RECOMMENDED THAT THE CITY COUNCIL APPROVE THE PROPOSED LANDMARK DESIGNATION OF THE KIMURA RESIDENCE AT 556 N. THIRD STREET AS HISTORICAL LANDMARK NO. 178 AT THE CITY COUNCIL HEARING SCHEDULED FOR APRIL 7, 2009 AT 1:30 PM.
(5-0-1; JACKSON ABSENT)

2. [MA08-010](#). Historical Property Contract (California Mills Act contract) between the City of San Jose and the owners of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.

RECOMMENDED THAT THE CITY COUNCIL MAKE THE FOLLOWING FINDINGS AND APPROVE THE HISTORIC PROPERTY CONTRACT OF THE KIMURA RESIDENCE AT 556 N. THIRD STREET AT THE CITY COUNCIL HEARING SCHEDULED FOR APRIL 7, 2008 AT 1:30 PM.

- **THE PROPOSED CONTRACT IS CONSISTENT WITH THE SAN JOSÉ 2020 GENERAL PLAN;**
- **THE PROPOSED CONTRACT WOULD PROVIDE GREATER PROTECTION FOR THE LANDMARK PROPERTY THAN IS OTHERWISE PROVIDED BY THE PROVISIONS OF CHAPTER 13.48 OF THE MUNICIPAL CODE; AND**
- **THE PROPOSED CONTRACT COMPLIES WITH THE REQUIREMENTS OF SECTION 13.48.520 OF THE SAN JOSÉ MUNICIPAL CODE.**

(5-0-1; JACKSON ABSENT)

e. The applications being considered are for the "Reverend G. A. Miller Residence" on a 0.136-acre site located at the east side of S. Sixth Street, approximately 150 feet north

of E. San Fernando Street (80 S. Sixth Street). Marvin K. Williams, property owner. Council District 3. SNI: 13th Street. CEQA: Exempt. Project Manager, Lori Moniz

1. [HL08-179](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.

RECOMMENDED THAT THE CITY COUNCIL APPROVE THE PROPOSED LANDMARK DESIGNATION OF THE REVEREND G. A. MILLER RESIDENCE AT 80 S. SIXTH STREET AS HISTORICAL LANDMARK NO. 179 AT THE CITY COUNCIL HEARING SCHEDULED FOR APRIL 7, 2009 AT 1:30 PM. (5-0-1; JACKSON ABSENT)

2. [MA08-011](#). Historical Property Contract (California Mills Act contract) between the City of San Jose and the owner of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.

RECOMMENDED THAT THE CITY COUNCIL MAKE THE FOLLOWING FINDINGS AND APPROVE THE HISTORIC PROPERTY CONTRACT OF THE REVEREND G. A. MILLER RESIDENCE AT 80 S. SIXTH STREET AT THE CITY COUNCIL HEARING SCHEDULED FOR APRIL 7, 2008 AT 1:30 PM.

- **THE PROPOSED CONTRACT IS CONSISTENT WITH THE SAN JOSÉ 2020 GENERAL PLAN;**
- **THE PROPOSED CONTRACT WOULD PROVIDE GREATER PROTECTION FOR THE LANDMARK PROPERTY THAN IS OTHERWISE PROVIDED BY THE PROVISIONS OF CHAPTER 13.48 OF THE MUNICIPAL CODE; AND**
- **THE PROPOSED CONTRACT COMPLIES WITH THE REQUIREMENTS OF SECTION 13.48.520 OF THE SAN JOSÉ MUNICIPAL CODE.**

(5-0-1; JACKSON ABSENT)

4. REFERRALS FROM CITY COUNCIL, BOARDS, COMMISSIONS, OR OTHER AGENCIES

DIRECTOR OF PLANNING

Historic Resources Inventory Maintenance

- a. Report on the Addition of Qualifying Properties to the Historic Resources Inventory

ACCEPTED THE REPORT ON THE ADDITION OF QUALIFYING PROPERTIES (460 PARK AVENUE AND 253 & 255 DELMAS AVENUE) TO THE HISTORIC RESOURCES INVENTORY (5-0-1; JACKSON ABSENT)

5. PETITIONS AND COMMUNICATIONS

a. **HLC Correspondence** Regarding the Palomar Ballroom

The Historic Landmarks Commission requested that staff, at the next HLC meeting, report the status of taking the oral history of Clyde Appleby, the in-house band leader for the Palomar Ballroom previously located at the southwest corner of Carlyle Street and Notre Dame Avenue.

b. **City of San Jose Posting** NOTICE OF HEARINGS ON THE CONSOLIDATED PLAN, ANNUAL ACTION PLAN FOR 2009-2010

c. *The Historic Landmark Commissioners presented a commendation to Sally Notthoff Zarnowitz for her years of service as the Historic Preservation Officer to the City of San José.*

6. GOOD AND WELFARE

a. Report from Secretary, Planning Commission, and City Council

No Report

b. Commissioners' report from Committees:

(1) Design Review Subcommittee (Janke, Colombe and Cohen, Peak alternate)
Meets the 3rd Wednesday of the month as necessary

No Report

(2) History San José Collections Committee (Jackson)
Meets the 2nd Thursday of every 3rd month at 12 noon

No Report

(3) Japantown Survey Committee (Inactive)

No Report

(4) GP Update Task Force Progress Report (Colombe and Thacker)

No Report

(5) Commission Bylaw Preparation and Presentation (Peak)
Adoption of Landmarks Commission By-Laws

BY-LAWS ADOPTED (5-0-1; JACKSON ABSENT)

(6) Historic Preservation Month Subcommittee (Janke and Jackson)

No Report

c. Review of 12/3/08 HLC Meeting Minutes

Minutes accepted.

- d. Status of Circulation of Environmental Review Documents
<http://www.sanjoseca.gov/planning/eir/>
No Report
- e. 2008 - 2009 Fiscal Year Study Session Dates and Topics
 - (1) November 5, 2008 – Distinctive Neighborhood Program
 - (2) February 6, 2009 – HLC Retreat
 - (3) March 4, 2009 – Mid-Century Modernism (Part I)
 - (4) May 6, 2009 – Mid-Century Modernism (Part II)

ADJOURNMENT