



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Joseph Horwedel

SUBJECT: SEE BELOW

DATE: July 23, 2007

Approved

Debra Satna

Date

7/28/07

COUNCIL DISTRICT: 3

SNI: Spartan-Keys

**SUBJECT HISTORIC LANDMARK INITIATION FOR THE BROWNLEE HOUSE,
LOCATED AT 754 SOUTH THIRD STREET**

RECOMMENDATION

Planning Staff recommends that the City Council:

- a. Adoption of a resolution to initiate proceedings to consider the single family house located at the address noted above as a landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature.
- b. Refer the matter back to the Historic Landmarks Commission for its consideration at a public hearing, report and recommendation.
- c. Adoption of a resolution setting a public hearing on Tuesday, September 25, 2007, at 1:30 p.m. for Council consideration of City Landmark designation of the structures noted above.

OUTCOME

Initiation of the Historic Landmark Designation by the City Council would begin the process for referral to the Historic Landmarks Commission for report and recommendation, and a subsequent public hearing for Council action on the designation of the Historic Landmark.

BACKGROUND

In January 2007, the multi-family house located at 754 S. Third Street was evaluated in a Department of Parks and Recreation (DPR) form and historic evaluation sheet. The evaluation was prepared by qualified historic consultants Archives and Architecture as part of a survey for the proposed Martha Gardens conservation area. The DPR form (see attached) states that the

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house meets the criteria for City Landmark designation under the Historic Preservation Ordinance, and appears to be eligible for inclusion in the California Register of Historical Resources and the National Register of Historic Places. The building's owner submitted an application for Historic Landmark designation of the house in March 2007, using the research documented in the DPR form.

Designation of the structure as a City Landmark would establish the requirement for the issuance of Historic Preservation (HP) permits for City approval of any exterior changes proposed to the structure. The designation would also allow the owner to apply for property tax reduction under the Mills Act and for exemption from the Building and Structure construction tax and the Commercial-Residential-Mobile Home Park (CRMP) building tax for work done in conformance with approved HP permits. The contract is tentatively scheduled to be considered by the Historic Landmarks Commission and City Council in September 2007, concurrent with the building's proposed designation as a City Landmark.

ANALYSIS

This two-story Queen Anne-style building was designed by prominent local architect William D. Van Sieten for Dr. James D. Brownlee. The original portion of the house was constructed in 1891. A flat-roofed second-story addition on the rear of the house was added at an unknown date between 1915 and 1950. Though originally built as a single-family house, the building was first operated as a boarding house by the mid-1940s. The 1950 edition of the Sanborn Insurance map identifies it as "7-apts." Current Santa Clara County records continue to identify the structure as a seven-unit apartment building.

The house is a distinctive architectural design within the Queen Anne style. Some of the notable details include shingled siding cut in a wave pattern, and a wide mullion band with unusual panels in a ladder pattern between the upper windows on the front of the house. The house retains a high degree of integrity to its original form and detailing. Please refer to the attached evaluation form for a more detailed discussion and analysis of the building.

The Brownlee house is currently identified as a contributing structure to the Martha Gardens Conservation Area in the City of San Jose's historic resources inventory. Based on the research and evaluation performed by Archives and Architecture, the house appears to be individually eligible for inclusion in the National Register under Criterion C: "Embody[ing] the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction." The house would therefore also be eligible for listing on the California Register of Historic Resources, under the Cal Register's similarly worded Criterion 3.

Consistent with the National Register eligibility findings, the building qualifies for City Landmark status based on 6) its embodiment of the Queen Anne style with its wave patterned

shingled siding and wide mullion band with ladder patterned panels (Municipal Code Section 13.48.110).

EVALUATION AND FOLLOW-UP

As noted in the Recommendation section on Page 1, if the initiation of the Landmark designation is approved, the matter is then referred to the Historic Landmarks Commission for its consideration at a public hearing, followed by report and recommendation back to Council. Lastly, a public hearing would be scheduled for Tuesday, September 25, 2007, at 1:30 p.m. for Council consideration of designating the structures noted above as City Historic Landmarks.

POLICY ALTERNATIVES

Not applicable

PUBLIC OUTREACH/INTEREST

- Criterion 1:** Requires Council action on the use of public funds equal to \$1 million or greater. **(Required: Website Posting)**
- Criterion 2:** Adoption of a new or revised policy that may have implications for public health, safety, quality of life, or financial/economic vitality of the City. **(Required: E-mail and Website Posting)**
- Criterion 3:** Consideration of proposed changes to service delivery, programs, staffing that may have impacts to community services and have been identified by staff, Council or a Community group that requires special outreach. **(Required: E-mail, Website Posting, Community Meetings, Notice in appropriate newspapers)**

Although this item does not meet any of the above criteria, staff will follow Council Policy 6-30: Public Outreach Policy. A notice of the public hearings for the Historic Landmark designation will be distributed to the owners and tenants of all properties located within 500 feet of the project site, published in a local newspaper, and posted on the City website.

COORDINATION

Preparation of the City Council resolution to initiate proceedings has been coordinated with the City Attorney's Office.

FISCAL/POLICY ALIGNMENT

This project is consistent with applicable General Plan policies. Approval of the City Landmark Designation for these structures would further the San Jose 2020 General Plan *Urban Conservation/Preservation* Major Strategy, which states that, at a strategic level, preservation

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activities contribute visual evidence to a sense of community. In particular, the *Historic, Archaeological and Cultural Resources (HACR) Policy No. 11* states that the City should use the Area of Historic Sensitivity overlay and the landmark designation process of the Historic Preservation Ordinance to promote and enhance the preservation of historically or architecturally significant sites and structures.

COST SUMMARY/IMPLICATIONS

Not applicable.

BUDGET REFERENCE

Not applicable.

CEQA

Exempt, File No. HL07-159

for Atomi Davidson
JOSPEH HORWEDEL, DIRECTOR
Planning, Building and Code Enforcement

For questions please contact Sally Zarnowitz, Historic Preservation Officer, at 535-7834.

Attachments: Department of Parks and Recreation (DPR) forms
Location Map

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

Primary #
HRI #
Trinomial
NRHP Status Code 4S

Other Listings
Review Code Reviewer Date

Page 1 of 4 *Resource Name or # (Assigned by recorder): Brownlee House
P1. Other identifier: None

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara County and (P2b and P2c or P2d. Attach a location map as necessary.)

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

c. Address: 754 South 3rd St. City San Jose Zip 95112

d. UTM:(give more than one for large and/or linear resources) Zone 10S ; 599236 mE/ 4131633 mN

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

 Southeast corner of South Third and Patterson Streets. APN# 472-18-006

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

This west-facing Queen Anne designed by prominent local architect W. D. Van Sicien has a raised, two-story, main mass with a steeply pitched hipped roof that is accented by a front-facing gabled pediment over a two-story projecting bay. The first floor of the bay is an angled bay window; the second story steps out into a square room. The main entry is through a one-story porch that wraps the southwest side of the house; the house has a roughly rectangular footprint including the porch. The porch has a hipped roof with a gabled pediment over the front steps. On the north side of the house (facing Patterson Street) is a gable roof over a two-story bay window. The house steps down to a flat roof at the rear. The eaves are moderate in depth and boxed with integral gutters and round downspouts. The v-groove wood siding of the first floor is typical for the era; the upper story is clad in shingles cut in a crenellated pattern. The upper floor features a wide frieze at the eaves and the shingles flares out over a trim band between the two floors. Trim includes a decorative band, similar to a rope style, along the eaves and rake eaves. The side casings of the windows, both upper and lower, are flat boards.

(Continued on page 3, Continuation Sheet)

*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 facing north, 3/06

*P6. Date Constructed/Age and Source:

Historic Prehistoric Both

Constructed 1891, SJ Daily Mercury, 115 years old.

*P7. Owner and Address:

SCOTT L. & JUDITH M. MORRELLA
1898 CURTNER AVE
SAN JOSE CA 95124

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

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

*P9. Date Recorded: 1/22/07

*P10. Survey Type: (Describe)

Intensive

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

Archives & Architecture, Historic District Study - Martha Gardens Historic Residential Neighborhood, prepared for the City of San Jose, January 22, 2007.

*Attachments:

- None Continuation Sheet District Record Rock Art Record Other (List):
 Location Map Building, Structure, and Object Record Linear Feature Record Artifact Record
 Sketch Map Archaeological Record Milling Station Record Photograph Record

DPR 523A (1/95)

* Required Information

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

Primary #
 HRI #

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*NRHP/CRHR Status Code 3S 5D2

Resource Name (Assigned by recorder) Brownlee House

- B1. Historic Name: James Brownlee House
 B2. Common Name: 754 South Third St.
 B3. Original Use: Single family residential B4. Present Use: Multifamily residential
 *B5. Architectural Style: Queen Anne
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 The house was constructed in 1891. Rear alterations unknown date.

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

*B8. Related Features:
 A garage is located at rear of property which is accessed on Patterson Street.

B9a. Architect: W. D. Van Siclen b. Builder: A. E. House

*B10. Significance: Theme Architecture and Shelter Area: Martha Gardens Planned Community
 Period of Significance: 1873-1940 Property Type: Residential 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 house located at 754 South Third Street was constructed in 1891 for Dr. James D. Brownlee. The house was designed by well-known architect of this period, William D. Van Siclen, and the contractor for the job was A. E. House. The Brownlee house consisted of 10 rooms and included a barn, with the total value estimated at \$4,000. Not only was James Brownlee a physician, but two of his sons, George D. and Charles Y. were also practicing physicians. James Brownlee passed away in the late 1890s, and his widow, Mary Jane, and her children remained in residence until the early 1920s. By 1923 until the 1930s, Lois V. and Glen Williams owned the house; and by the mid 1940s, N. A. and Mildred Abinante owned and lived in the house, running it as a boarding house.

This residential property contributes to the historic character of the Martha Gardens Conservation Area; its form and detailing maintain integrity to residential design and patterns of neighborhood development prior to 1941 when the majority of residential properties in the neighborhood were developed. The house on this property is also a distinctive architectural design within the Queen Anne style, and retains a high level of integrity to its original form and detailing. The property would therefore appear to qualify for the National and California Registers under Criteria C and (3).

B11. Additional Resource Attributes: (list attributes and codes) HP2. Single family property

- *B12. References:
 F. Harriman, Block Book of the City of San Jose, 1909.
 San Jose Assessor's Block Books, 1890s.
 Santa Clara County Great Registers, 1892-1896.
 San Jose City Directories, 1890-1950.
 San Jose Daily Mercury, Building Notes, 12/9/1891.
 Sanborn Fire Insurance Map Co., San Jose, 1889-1950.
 Thomas Block Book, Third Ward, 1924.
 U.S. Population Census, San Jose, 1900-1930.

(Sketch Map with north arrow required.)



B13. Remarks: Contributor to Martha Gardens Conservation Area
 Existing classifications: CS (CO-INV)

*B14. Evaluator: Franklin Maggi
 *Date of Evaluation: January 22, 2007

(This space reserved for official comments.)

CONTINUATION SHEET

Page 3 of 4 *Resource Name or # (Assigned by recorder) Brownlee House

* Recorded By F. Maggi, C. Duval, & L. Dill * Date 1/22/2007 Continuation Update

(Continued from page 1, DPR523a, P3a)

The main gable end features shingles cut in a distinctive wave pattern; a pair of small, narrow, Mannerist, windows have a 6/1-lite pattern in miniature; these windows have architrave trim on their casings. Of note also is the unusual, wide mullion band between the upper windows in the front bay; it consists of flat panels in a ladder pattern; a similar pattern spans the header area of the first-floor angled bay window. That panel has a pattern of wide and narrow panels. The front window of the lower bay is a Roman arch with bas-relief foliage in the corners. The window consists of a square one-lite picture window topped by an elaborate stained glass arched transom. Carved brackets support the cantilevered corners and meet at turned pendants.

Bas-relief foliage fills the porch pediment. The porch has Composite columns that support a spindlework spandrel; these sit atop the porch handrail. The porch railing is a pattern of heavy balusters arranged in a square grid pattern. The front steps flare outward at their base; the handrail at the steps is spindled, and the newel posts are turned with heavy ribbing. The double front door is recessed into the front wall of the house; the sides of the recess are paneled. The doors have beveled upper lites, and are topped by a multi-lite transom with a main lite surrounded by a frame of small squares. A high window with a similar muntin pattern faces south onto the wrapped porch. The corner parcel includes a modest front yard.

Photo next page:

Patterson Street facade, view facing east, 3/06.

CONTINUATION SHEET

Page 4 of 4 *Resource Name or # (Assigned by recorder) Brownlee House

* Recorded By F. Maggi, C. Duval, & L. Dill * Date 1/22/2007 Continuation Update



HISTORIC EVALUATION SHEET

Historic Resource Name: Brownlee House-754 S. 3rd Street

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Excellent form, composition, detailing	X			
2. STYLE	Excellent example few survive	X			
3. DESIGNER	Van Siclen	X			
4. CONSTRUCTION	Good detailing few survive			X	
5. SUPPORTIVE ELEMENTS	Garage				X

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	No connections of importance				X
7. EVENT	None				X
8. PATTERNS	Growth of neighborhood prior to 1941			X	
9. AGE	1891		X		

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Establishes character of neighborhood		X		
11. SETTING	Maintains dominant character		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	No changes or minor alterations	X			
15. STRUCTURAL REMOVALS	No important structural removals	X			
16. SITE	Not moved	X			

E. REVERSIBILITY

		E	VG	G	FP
17. EXTERIOR	Almost all of original appears to exist	X			

F. ADDITIONAL CONSIDERATIONS / BONUS POINTS

		E	VG	G	FP
18. INTERIOR / VISUAL	Unknown				X
19. INTERIOR / HISTORY	Unknown				X
20. INTERIOR ALTERATIONS	Unknown				X
21. REVERSIBILITY / INTER.	Unknown				X
22. NATIONAL OR CALIF. REG.	Appears eligible for National Register		X		

REVIEWED BY: Franklin Maggi

DATE: 01/22/07

EVALUATION TALLY SHEET

Historic Resource Name: Brownlee House-754 S. 3rd Street

A. VISUAL QUALITY / DESIGN

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	16			
2. STYLE	10	8	4	0	10			
3. DESIGNER	6	4	2	0	6			
4. CONSTRUCTION	10	8	4	0	4			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		36	

B. HISTORY / ASSOCIATION

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	5			
9. AGE	8	6	3	0	6		11	

C. ENVIRONMENTAL / CONTEXT

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
10. CONTINUITY	8	6	3	0	6			
11. SETTING	6	4	2	0	4			
12. FAMILIARITY	10	8	4	0	4		14	61
(SUM OF A+C) =					50			

D. INTEGRITY

	E	VG	G	FP	Value	Value	Value	Value
13. CONDITION	.00	.03	.05	.10	0	x	61	0.0
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	50	0.0
	.00	.03	.05	.10	0	x	11	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	50	0.0
	.00	.10	.20	.40	0	x	11	0.0
16. SITE	.00	.10	.20	.40	0	x	11	0.0
								0.0

ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)

61

E. REVERSIBILITY

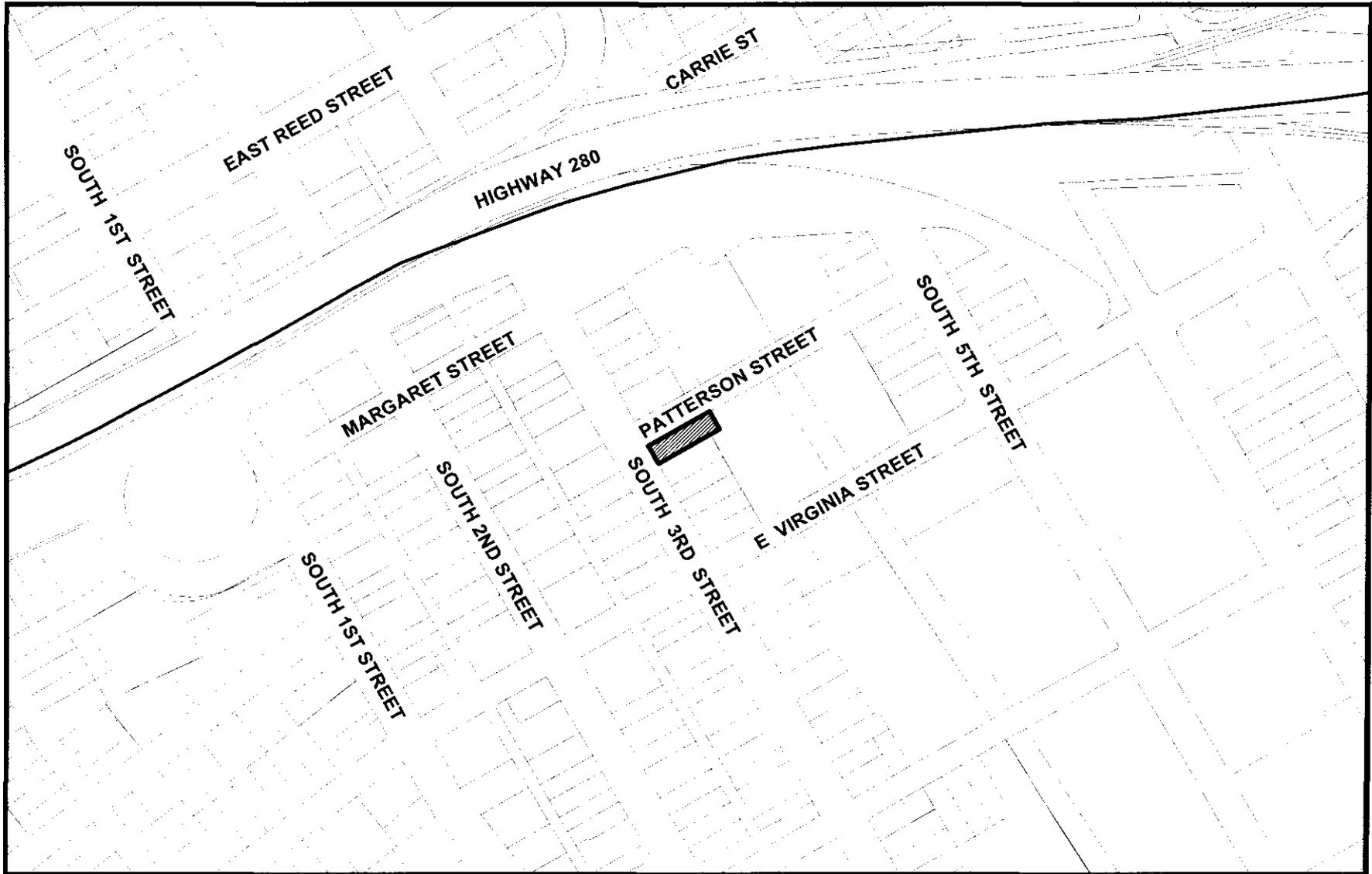
	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
17. EXTERIOR	3	3	2	2	3			64

F. ADD'L CONSIDERATIONS/BONUS POINTS

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
18. INTERIOR / VISUAL	3	3	1	0	0			
19. INTERIOR / HISTORY	3	3	1	0	0			
20. INTERIOR ALTERATIONS	4	4	2	0	0			
21. REVERSIBILITY / INTERIOR	4	4	2	0	0			
22. NATIONAL / CALIFORNIA REGISTER	20	15	10	0	15		15	

EVALUATION TOTAL: (Adjusted subtotal plus Bonus Points)

79.00



Scale: 1"= 300'

Map Created On: 06/12/2007

Noticing Radius: 500 feet

File No: HL07-159

District: 3

Quad No: 83

