



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Joseph Horwedel

**SUBJECT:** SEE BELOW

**DATE:** September 21, 2007

Approved

*Deanna Jutra*

Date

9/25/07

**COUNCIL DISTRICTS:** 3, 6

**SNI:** University (items 3 & 4, below)

**HISTORIC LANDMARK INITIATION FOR THE FOLLOWING PROPERTIES:**

1. HL07-163. MILLER-HUBBARD HOUSE, LOCATED AT 201 S. 13<sup>TH</sup> STREET
2. HL07-164. MARTIN HOUSE, LOCATED AT 295 SEQUOIA AVENUE
3. HL07-165. RICHARDS/FIELD HOUSE, LOCATED AT 523 S. 6<sup>TH</sup> STREET
4. HL07-166. MOJMIR APARTMENTS, LOCATED AT 470 S. 3<sup>RD</sup> STREET

**RECOMMENDATION**

Planning Staff recommends that the City Council:

- a. Adopt a resolution to initiate proceedings to consider the residential buildings located at each of the addresses noted above as landmarks 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. Adopt a resolution setting a public hearing on Tuesday, December 4, 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 1) referral to the Historic Landmarks Commission for report and recommendation, and 2) a subsequent public hearing for Council action on the designation of the Historic Landmark.

## **BACKGROUND**

In May 2007 through July 2007, the buildings at 201 S. 13<sup>th</sup> Street, 523 S. 6<sup>th</sup> Street, 295 Sequoia Avenue, and 470 S. 3<sup>rd</sup> Street were evaluated in Department of Parks and Recreation (DPR) forms and historic evaluation sheets. The evaluations were prepared by qualified historic consultants Archives and Architecture. The cover letter and DPR form (see attached) for each property state that the buildings meet the criteria for City Landmark designation under the Historic Preservation Ordinance and appear eligible for the California Register of Historical Resources. The individual building owners submitted separate applications for City Landmark designation of the houses in June 2007 through September 2007, using the research documented in the DPR forms.

Designation of the structures as City Landmarks would establish the requirement for the issuance of Historic Preservation (HP) permits for City approval of any exterior changes proposed to the structures. The designation would also allow the owners 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 owners of all four properties have submitted, or are in the process of submitting, Mills Act contracts. The contracts are tentatively scheduled to be considered by the Historic Landmarks Commission in November 2007 and City Council in December 2007, concurrent with the proposed City Landmark designations.

## **ANALYSIS**

The following summaries are based on the historical evaluations prepared for each of the properties by Archives and Architecture. Please refer to the attached DPR evaluation forms for a more detailed discussion and analysis of each of the buildings.

### **1. HL07-163. Miller-Hubbard House, Located at 201 S. 13<sup>th</sup> Street; Council District 3**

This circa-1911 house and detached carriage-house garage represent a distinct early-twentieth-century Neoclassical Bungalow design. The two buildings feature forms, materials, and detailing that are individually distinguished within the surrounding historic neighborhood context. The house has a distinctive character, expressed through its preserved materials and overall design. The house's composition features a straightforward two-and-a-half-story gabled form integrated with more complex architectural details such as a full-width decorative front balcony, ornamental trim, multipartite windows, Tuscan columns, and turned balustrades. The composition reflects a transition from earlier, more Victorian examples of Neoclassical design toward the era of Craftsman houses based on Neoclassical forms and elements.

The house is also the work of Frank Delos Wolfe, a master artisan and one of the most creative designers locally for over three decades at the beginning of the twentieth century. The house designed for the Millers is unique within his body of work, but contains a blending of Neoclassical and Craftsman imagery for which he was well known. It remains today as a clear representation of

its era, in both design and detailing, and is an especially fine example of Neoclassical residential architecture in San Jose.

Consistent with the National Register of Historic Places eligibility findings, the building qualifies for City Landmark status based on: Criterion (6), as an embodiment of distinguishing characteristics of an architectural type or specimen, representing a locally unique composition of Neoclassical and Craftsman form, materials, and detailing ;and Criterion (7), its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose, for the house's identification as the work of notable local artisan and designer Frank Wolfe.

**2. HL07-164. Martin House, Located at 295 Sequoia Avenue; Council District 6**

This house, built in 1913 and renovated around 1925, is a distinctive example of the locally relatively uncommon Mediterranean Revival style. This style, with its characteristic stucco walls, tiled roof, and wrought iron ornamentation, was reminiscent of Italian and Spanish villas. The house retains a high degree of integrity with the Mediterranean Revival style, is a distinguished example of this building type, and is prominent in the neighborhood. Notable architectural features include arched French doors, wrought iron balconets, ornamental plasterwork, and a distinctive stair tower. The original character-defining materials and workmanship have been carefully preserved.

The building qualifies for City Landmark status based on Criterion (6), as an embodiment of distinguishing characteristics of an architectural type or specimen, as a notable example of the Mediterranean Revival architectural style.

**3. HI07-165. Richards/Field House, Located at 523 S. 6<sup>th</sup> Street; Council District 3, University**

This distinctive c. 1894 Queen Anne Victorian house is located within the Reed City Landmark Historic District and is presently listed on the City's Historic Resources Inventory as a contributing structure to the district. The house is highly articulated and ornamented. Notable elements of the design include extensive fenestration, an ornamental front pediment, and numerous examples of characteristic Queen Anne-style embellishments such as scrollwork, dentils, brackets, bas-relief panels, and fish-scale shingles. Although modified, a two-story detached carriage house at the rear of the property includes many distinctive original features and contributes to the historic character and feeling of the property.

The house represents a high point in the local evolution of Queen Anne residential architecture, and is a prominent building within the surrounding historic district. The building qualifies for City Landmark status based on Criterion (6), as a locally prominent embodiment of the Queen Anne subtype within the Victorian era of architectural design.

**4. HL07-166. Mojmir Apartments, Located at 470 S. 3<sup>rd</sup> Street; Council District 3, University**

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. The building qualifies for City Landmark status based on Criterion (6), as a prominent local example of Renaissance Revival architectural type.

### **EVALUATION AND FOLLOW-UP**

As noted in the Recommendation section on the first page of this memorandum, 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. Council will schedule a public hearing for Tuesday, December 4, 2007, at 1:30 p.m. for Council consideration of City Landmark designation of the above noted structures.

### **POLICY ALTERNATIVES**

The City Council could opt to decline to initiate designation of any of the buildings as City Landmark Structures. In such a case, the structures not already located in City Landmark Historic Districts could undergo exterior alterations in the future without need of Historic Preservation Permits reviewed by the Historic Landmarks Commission. However, exterior alterations would remain subject to review by the Planning Director because each of the subject buildings is listed on the City's Historic Resources Inventory at a lesser level of significance.

### **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 designations will be distributed to the owners and tenants of all properties located within 500 feet of the project sites, published in a local newspaper, and posted at the sites and 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 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 City 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.

HONORABLE MAYOR AND CITY COUNCIL  
October 16, 2007  
Subject: HL07-163, -164, -165, -166  
Page 6

CEQA

Exempt, File No. HL07-163, -164, -165, -166.

*Atoni Davidson*  
*for* 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 Maps