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**MINUTES OF THE CITY COUNCIL  
HISTORIC PRESERVATION STUDY SESSION**

**SAN JOSÉ, CALIFORNIA**

**THURSDAY, OCTOBER 23, 2008**

The Council of the City of San José convened in a Study session at 9:09 a.m. in the Council Chambers at City Hall.

Present: Council Members - Chirco, Chu, Constant, Cortese, Liccardo, Nguyen, Oliverio, Pyle, Williams; Reed.

Absent: Council Members - Campos. (Excused)

Staff: Assistant City Attorney Ed Moran, City Manager Debra Figone, Director of Planning, Building and Code Enforcement Joseph Horwedel, Chief Development Officer Paul Krutko, City Clerk Lee Price, Assistant City Clerk Dennis Hawkins and Legislative Secretary Susan Davis.

Documents Filed: (1) Memorandum from Council Member Liccardo, dated October 23, 2008, providing general comments from constituents regarding the Historic Preservation Study Session. (2) Memorandum from Director of Planning, Building and Code Enforcement Joseph Horwedel, dated October 10, 2008, transmitting the agenda and reference materials in support of the Historic Preservation Study Session. (3) Staff presentation of Historic Context, Policies, Procedures and Decision-Making Framework, dated October 23, 2008. (4) Remarks by Marie Burke LIA, Historical Property Consultant dated October 23, 2008. (5) Conservation Study Area document dated October 23, 2008, submitted by a member of the public.

Mayor Reed, Director of Planning, Building and Code Enforcement Joseph Horwedel and Chief Development Officer Paul Krutko presented opening remarks.

Vice Mayor Cortese and Council Member Pyle arrived at 9:27 a.m.

Nore Winter, Preservation Consultant, President of Winter of Company, provided an overview of community identity, economic development and sustainability.

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## **Historic Preservation Study Session (Cont'd.)**

Historic Preservation Officer Sally Zarnowitz summarized the historic context. Director of Planning, Building and Code Enforcement Joseph Horwedel presented the Federal, State and City criteria for the framework.

Ed Janke, Chair of the Historic Landmarks Commission, described the various historic structures in the City of San José. Director Horwedel provided an overview of design making framework.

Council Member Liccardo arrived at 10:40 a.m.

Marie Burke Lia, Historical Property Consultant, presented the California Quality Act of 1970 (CEQA) categories of properties of considered historical properties, and the benefits of using the California Register Criteria as the Local Criteria.

Mayor Reed invited several members from the business community to speak.

Erik Schoennauer noted that the City Council and the Staff ought to be on the same page with regard to historical significance and objectivity; and to allow reuse of structures.

James Fox concurred with Erik Schoennauer and added that the process should be as objective as possible.

Ralph Borelli remarked that his project Morrison Park, which began about 4 years ago, had many delays; and added that there should be a definitive process because his project almost failed.

John Davis stated when he was selling property that it took about 4 years to close, including trying to figure out the significance of the buildings. He suggested that the City Staff put together a committee staffed by the private sector to inform the City Council about potential historical projects.

Bryan Grayson, Preservation Action Council of San José, expressed support for an efficient process and added that Council should look at the green aspects of historical preservations.

Council comments and discussion followed.

Vice Mayor Cortese pointed out that the recurring issue is objectivity in lieu of subjectivity, and objectivity is needed on both sides. He requested that Staff put together an informal survey of the volunteerism.

Council Member Oliverio stated that there is a need for a specific set of criteria and suggested that there be fewer restrictions in some areas.

## Historic Preservation Study Session (Cont'd.)

Council Member Liccardo remarked that the City should make existing policies work to achieve the City's preservation goals in a more consistent manner. He added that the residents need and deserve more recognition from the City to help instill pride in historic homes. He stated there is a high demand in older neighborhoods for resources of surveys, low or zero interest loans to assist with upgrades to historic properties. He noted that other areas to work on are Permit and Code Enforcement Issues and adding more incentives.

Mayor Reed opened the floor for public testimony.

### Public Comments:

- (1) Bob Sippel (Rose Garden Neighborhood Preservation) stated that most of the buildings in the Rose Garden area are historical in nature and there is a special need to preserve the neighborhood "jewels".
- (2) Ruth Cavagnaro expressed her passion about the Rose Garden Neighborhood and requested that no more demolitions of houses be replaced with "monster houses".
- (3) Lin Yi Lee stated that the distinctive homes in the Willow Glen area are unprotected and requested that the City implement an historic study plan or evaluation.
- (4) Deborah Arant requested that the City do what is best for the City of San José and preserve the older homes.
- (5) Richard Zappelli (Willow Glen Neighborhood Association) asked that the City preserve the character of Willow Glen because the high density development is challenging that character.
- (6) Jean Dresden stated that volunteers have produced a book of historic homes in the Willow Glen area and suggested that the City implement a process so that volunteers can point out these structures to the City of San José.
- (7) Bonnie Montgomery (Historical Consultant) stated that the City could hire Historical Consultants to aid in the process with developers and to use the California Register Criteria as the Local Criteria.

Director of Planning, Building and Code Enforcement Joseph Horwedel stated that this study session is the first step to enable the Historic Landmark Preservation Program process to work better.

Mayor Reed adjourned the study session at 12:12 p.m.

Minutes Recorded, Prepared and Respectfully Submitted by,

Lee Price, MMC  
City Clerk

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