



# Memorandum

**TO:** HONORABLE MAYOR  
AND CITY COUNCIL

**FROM:** Historic Landmarks  
Commission

**SUBJECT:** SEE BELOW

**DATE:** May 11, 2012

---

**COUNCIL DISTRICT:** 3

**SUBJECT: HL11-202 & MA11-006, HISTORIC LANDMARK NOMINATION (HL) AND MILLS ACT HISTORICAL PROPERTY CONTRACT (MA) FOR 641 S. SIXTH STREET, THE SAMUEL AND LILA MARTIN HOUSE #1**

## RECOMMENDATION

The Historic Landmarks Commission recommends that the City Council approve: (1) the proposed Landmark Designation and (2) the proposed Historic Property Contract (4-0-1, Commissioner Colombe absent).

## ANALYSIS

On May 2, 2012, the Historic Landmarks Commission held a public hearing on the proposed Landmark Designation and Historic Property Contract for the Samuel and Lila Martin House #1 located at 641 S. Sixth Street. The applicant provided testimony to the Commission, encouraging support for the nomination and contract. No one from the public gave testimony on these items.

The Commission expressed appreciation to the property owner for nominating the property as a Historic Landmark. The Commissioners present unanimously voted to recommend the Landmark designation and the Historic Property Contract. The staff report containing an analysis of this proposal has been distributed to the Council under separate cover.

/s/

JOSEPH HORWEDEL, SECRETARY  
Historic Landmarks Commission

For questions please contact Laurel Prevetti at 408-535-7901.

**STAFF REPORT**  
**HISTORIC LANDMARKS COMMISSION**

**FILE NO.:** HL11-202 & MA11-006, 641 S. Sixth Street, The Samuel and Lila Martin House #1

**APPLICATION TYPE:**

Historic Landmark Nomination (HL) and  
 Mills Act Historical Property Contract (MA)

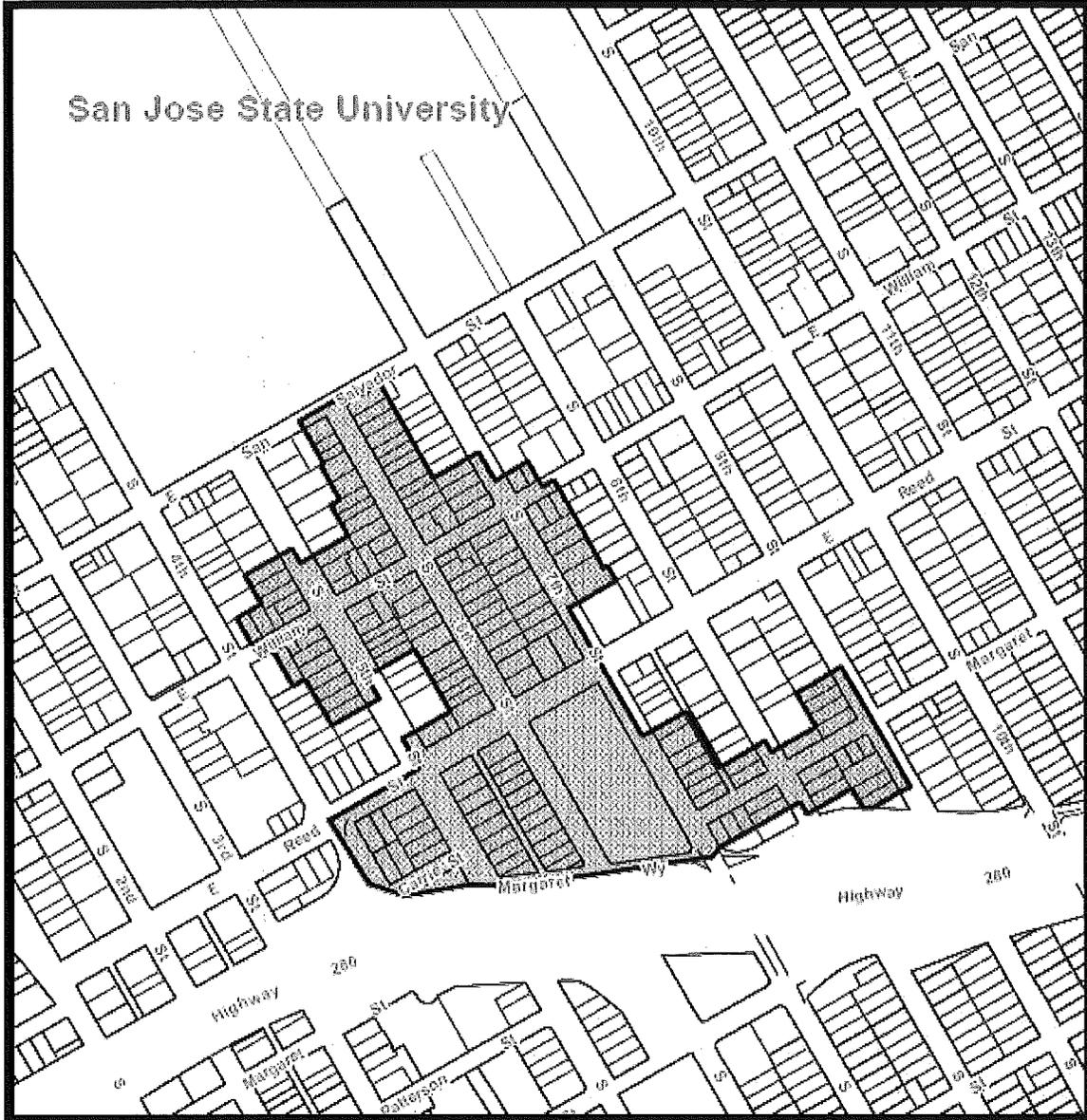
**PROJECT DESCRIPTION:**

1. Nomination of the subject building as a designated City Landmark Structure
2. Historical Property Contract (Mills Act) to allow partial property tax relief to rehabilitate and maintain the subject building and related features

Existing Zoning	R-M Residence District
General Plan	Residential Neighborhood
Council District	3
Annexation Date	Original City
Historic Classification	Eligible for California and National Registers
Historic Area	Reed City Landmark Historic District
SNI	University
Redevelopment Area	SNI
Specific Plan	N/A



## Reed City Landmark Historic District



### OWNERS/APPLICANTS

Craig Shannon, 641 S. Sixth Street, San José, CA 95112

## **BACKGROUND**

On November 2, 2011, the property owner of the single-family house at 641 S. Sixth Street, Craig Shannon, submitted an application for City Landmark designation. The Samuel and Lila Martin House #1, a Contributing Structure to the Reed City Landmark Historic District, sits in a mature residential area of late nineteenth-century and early twentieth-century residences. This area possesses a significant concentration of houses that are unified by their aesthetically pleasing plans and characters. A smaller area within the historic district along South Fifth and Sixth Streets also appears eligible for the National Register of Historic Places as a district.

The Samuel and Lila Martin House #1, a fine example of early twentieth-century Craftsman residential architecture, is individually eligible as a San José City Landmark. The residence is identified as the work of the architectural firm of Wolfe & McKenzie.

Since the Samuel and Lila Martin House #1 is currently located within a City Landmark District, any exterior changes proposed to the structure require the issuance of Historic Preservation (HP) permits. Designation of the residence as a City Landmark would enable the owner to apply for a Historical Property Contract property tax reduction under the Mills Act. A Mills Act Contract is being considered concurrently with the Landmark designation. If so designated, the property would also be eligible for an exemption from the Building and Structure construction tax and the Commercial-Residential-Mobile Home Park (CRMP) building tax for work approved with HP permits.

A Historical Property Contract is an incentive for ownership of designated City Landmark structures. It allows the owner of a landmark structure to enjoy a reduced property tax rate in exchange for the preservation, and in some cases restoration and rehabilitation, of the owner's historic property (see attached article). Please refer to the Analysis section, below, for additional discussion of Historical Property Contracts.

## **ANALYSIS**

### **I. Historic Landmark Designation (HL11-202)**

In accordance with Section 13.48.110 of the San José Municipal Code regarding the procedure for designating a landmark, prior to recommending approval or modified approval of a proposed designation as a city landmark, the Historic Landmarks Commission shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan.

Based on the information in the historical evaluation prepared by Archives and Architecture for the property, the Samuel and Lila Martin House #1 at 641 S. Sixth Street clearly merits designation as a City of San José Historic Landmark Structure in conformance with San José's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code) based on its historical, cultural and architectural significance. The building qualifies for City Landmark status primarily based on Criteria 1, 6, and 7

of the Historic Preservation Ordinance as discussed below. Please refer to the attached evaluation form for a more detailed discussion and analysis of the building. Consistent with the National Register of Historic Places eligibility findings, the building qualifies for City Landmark status based on the following criteria:

*Criterion 1: Its character, interest or value as part of the local, regional, state or national history, heritage or culture as a distinctive building within the Reed City Landmark Historic District.*

*Criterion 6: Embodiment of distinguishing characteristics of an architectural type or specimen.* The Samuel and Lila Martin House #1 embodies distinguishing characteristics of the Craftsman residential type within the early twentieth century era of residential architectural design.

*Criterion 7: Identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José.* The Samuel and Lila Martin House #1 is identified as the work of the architectural firm of Wolfe & McKenzie. The house was apparently built by Jeremiah Wolfe and probably his sons, who are important builders associated with the development of North Willow Glen and the Reed City Landmark Historic District neighborhoods. They are considered to be master builders in San José during the late nineteenth century.

#### The National Register of Historic Places (NR) and California Register (CR)

The house at 641 S. Sixth Street maintains its historic integrity per the National Register's seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. The house maintains its original location on S. Sixth Street, in the Reed City Landmark Historic District. The property has been surrounded by a traditional residential setting for over one hundred years. The Samuel and Lila Martin House #1 retains its early twentieth-century scale and feel. The building's distinctive character and composition is expressed through its preserved materials workmanship and continues, through its form and detailing, to illustrate a distinguished eclectic Craftsman design of the period.

The Samuel and Lila Martin House #1 appears eligible under NR Criterion A (associated with events that have made a significant contribution to the broad patterns of our history) and CR Criterion 1 (associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States), for its contribution to the locally significant Reed City Landmark Historic District. Its form and detailing maintain integrity to the residential design and patterns of neighborhood development prior to 1936 when San José State University was a normal school and teachers college. The immediate vicinity of the house has been considered eligible for the National Register.

The house appears eligible under NR Criterion C (embodies 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) and CR Criterion 3 (embodies the distinctive characteristics of a

type, period, region or method of construction or represents the work of a master or possesses high artistic values). The Samuel and Lila Martin House #1 is distinctive within its setting along S. Sixth Street; a one-story, eclectic Craftsman house that was published in 1907 as a prototype in a local pattern book. The architects were Wolfe & McKenzie, who are important builders associated with the development of many properties in the Reed Historic District and elsewhere in San José. They are considered to be master architects in San José during the late nineteenth and early twentieth centuries. The building is distinguished among local residential architecture from San José's period of *Horticultural Expansion* (1870-1918).

### Summary

The residential property at 641 S. Sixth Street, San José, has special historical, architectural and aesthetic interest and value to the community, for its contribution to the setting of the Reed City Landmark Historic District and for the distinctive design of the residence, which is a fine example of early twentieth century Craftsman residential architecture, identified as the work of the architectural firm of Wolfe & McKenzie.

## **II. Mills Act Historical Property Contract (MA11-006)**

The Historic Landmark Preservation Agreement is an incentive for ownership and rehabilitation of City Landmarks. It is a contract between the City of San José and the owner of a designated City Landmark, which allows the owner to enjoy a reduced property tax rate from the County Assessor in exchange for the preservation, and in some cases restoration and rehabilitation, of the owner's historic property. The purpose of the agreement is to provide greater protection for the City Landmark property than is otherwise provided by the historic preservation regulations in the City Municipal Code. The County Assessor sets the property tax rate based on an appraisal of the market value of the land and improvements. A property under contract will receive a property tax reduction based on an appraisal of the rental value of the land and improvements.

### **Required Provisions of Historical Property Contracts**

Municipal Code Chapter 13.48 requires provisions of Historical Property Contracts as follows:

- A. A description of the Landmark Property subject to the Contract;
- B. A provision that the term of the Contract is a minimum period of ten years;
- C. Specific conditions requiring preservation of the Landmark Property and, where appropriate, restoration and rehabilitation of the Landmark Property to conform to the requirements of the City, and the rules and regulations of the Office of Historic Preservation of the State of California Department of Parks and Recreation;
- D. Provision for the periodic examination of the interior and exterior of the Landmark Property by the City of San José, Santa Clara County Assessor, and the State Board of Equalization as may be necessary to determine the owner's compliance with the Contract.
- E. A requirement that the property owner annually expend an amount equal to a minimum of 10% of the tax savings attributed to the Contract to the preservation and maintenance of the Landmark Property; and

- F. A provision that the Contract is binding upon, and shall inure to the benefit of, all successors in interest of the owners; and that a successor in interest shall have the same rights and obligations under the Contract as the original owners who entered into the Contract.

In addition to the Municipal Code provisions above, State legislation requires the City Clerk to record a Historic Property Contract with the County Recorder by December 31<sup>st</sup> of any calendar year in order to be effective during the following calendar year.

The Mills Act Historical Property Contract is a standardized form document, the majority of which is the same for each individual property. The proposed year-by-year repairs, upgrades, and maintenance are described in the Preservation Plan (Exhibit "C" of the contract). The Preservation Plan differs from property to property, based on the specific needs of each individual historical building and situation. Exhibit C with the proposed Preservation Plan is attached to this report.

The Preservation Plan (Exhibit "C") includes an itemized list of proposed upgrades, maintenance, and repair tasks for the first ten years of the Historical Property Contract. Each of the Preservation Plans identifies specific work that is planned to be performed. However, the Preservation Plan should be viewed as an outline of anticipated work which will be done to preserve and enhance the historic resource based on the annual tax savings in accordance with the Historical Property Contract. For any given year, other preservation work that would represent a similar expenditure may be substituted as different site-specific needs arise over time. All work being done to meet the requirements of the Contract remains subject to approval of any applicable permits, including Historic Preservation Permits, Amendments, and Adjustments and building permits. Any work being reviewed under a Historic Preservation Permit process undergoes design review to ensure compatibility with the guidelines.

#### **Required Findings of Historic Property Contracts**

In accordance with Municipal Code Chapter 13.48, the City Council may approve a Historic Property Contract only if the following findings are made. Planning staff recommends that the Historic Landmarks Commission recommend the City Council make the following findings and approve the proposed Historical Property Contract, based on the text added in italics.

- A. *The proposed Contract is consistent with the General Plan.*  
Preservation of specific structures or special areas is a part of the San José 2040 General Plan *Policy LU-13.13* to foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.
- B. *The proposed Contract would provide greater protection for the Landmark property than is otherwise provided by the provisions of Municipal Code Chapter 13.48;*

The proposed Contract provides greater protection for the proposed Landmark property than is otherwise provided by the provisions of Municipal Code because the owner, in partnership with the City, may use property tax relief to rehabilitate and maintain the property in accordance with the preservation plan, Exhibit "C".

C. *The proposed Contract complies with the required provisions of Historical Property Contracts listed above.*

The proposed Contracts incorporate the required provisions for Historical Property Contracts listed in Section 13.48.520 of the San José Municipal Code. Furthermore, the Historic Property Contract incorporates the required provisions of State law requiring the City to inspect the landmark property prior to bringing a contract to Council for consideration and to inspect the landmark property at least every 5 years thereafter for compliance with the contract.

## **GENERAL PLAN CONFORMANCE**

The Landmark Designation for the Samuel and Lila Martin House #1 conforms to, and furthers, the Envision San José 2040 General Plan. Historic sites and structures provide an educational link to San José's past and foster a sense of place and community identity for San José. The preservation of appropriate remnants of a city's past provides multiple benefits important to the health and progress of the city. Historical resources:

- Are instructive, telling the story of a community's past;
- Provide a sense of civic identity and unique character;
- Are typically an interesting and pleasing aesthetic in the urban environment;
- Can generate economic advantage for a property or neighborhood;
- Give a community a sense of permanency. A place with a clear past can expect to also have a definite future;
- Once lost, cannot be recovered.

Staff considers the project consistent with the applicable goals and policies of the General Plan; in particular:

**Goal LU-13 – Landmarks and Districts.** Preserve and enhance historic landmarks and districts in order to promote a greater sense of historic awareness and community identity and contribute toward a sense of place.

**Policy LU-13.6** Ensure modifications to candidate or designated landmark buildings or structures conform to the Secretary of the Interior's Standards for Treatment of Historic Properties and/or appropriate State of California requirements regarding historic buildings and/or structures, including the California Historical Building Code.

**Policy LU -13.12** Develop and encourage public/public and public/private partnerships as a means to support, expand, and promote historic preservation.

**Policy LU -13.13** Foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.

**Goal LU-16 – Sustainable Practices.** Preserve, conserve, and/or rehabilitate historic structures as a means to achieve the City of San José's environmental, economic, and fiscal sustainability goals.

**Policy LU -16.5** Utilize the aesthetic and cultural qualities of historic resources of all types as means of promoting San José as a place to live, work and visit consistent with the City's economic development goals.

The landmark designation process of the Historic Preservation Ordinance promotes and enhances the preservation of historically or architecturally significant sites and structures. In addition, the proposed historical property contracts specifically further the objectives.

## **CEQA**

The environmental impacts of the project will not have an unacceptable negative effect on adjacent property or properties in that the project has been determined exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15331. The project is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

## **COMMUNITY OUTREACH**

The proposed Landmark nomination and Historical Property Contract was initiated by the property owner. A public hearing notice for the project was published in a local newspaper, posted at the site, and mailed to all property owners and tenants within 500 feet of the subject site. Information about the proposed projects and the associated public hearings has been made available through the Planning Division web site, and staff has been available to answer questions.

## **RECOMMENDATIONS**

### **HL11-202 – Landmark Designation**

Planning Staff recommends that the Commission, after holding a public hearing on the subject proposal, recommend that the City Council approve the proposed Landmark Designation of the Samuel and Lila Martin House #1 at 641 S. Sixth Street as Historical Landmark No. 202 at the City Council hearing scheduled for May 22, 2012 at 1:30 PM.

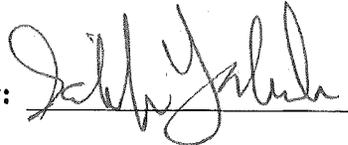
**MA11-006 – Mills Act Historical Property Contract**

Planning staff recommends that the Historic Landmarks Commission, after holding a public hearing on the subject proposal, recommend that the City Council make the following findings and approve the Historic Property Contract of the Samuel and Lila Martin House #1 at 641 S. Sixth Street at the City Council hearing scheduled for May 22, 2012 at 1:30 PM.

- The proposed contract is consistent with the Envision San José 2040 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.

**Project Manager:** Lori Moniz

**Approved by:**



**Date:** 04-26-12

**Attachments:** Department of Parks and Recreation (DPR) form  
Article regarding Mills Act  
Draft Proposed Preservation Plan (Exhibit "C")

## A R C H I V E S &amp; A R C H I T E C T U R E , L L C

PO Box 1332  
San José CA 95109-1332  
408.297-2684  
408.228.0762 FAX  
[www.ArchivesAndArchitecture.com](http://www.ArchivesAndArchitecture.com)

September 12, 2011  
Craig Shannon  
641 S 6<sup>th</sup> St.  
San José CA 95112

RE: City Landmark Nomination – 641 South Sixth St. San José, CA (APN 472-25-070)

Dear Mr. Shannon:

Please find enclosed the DPR523 forms prepared for your property at 641 South Sixth St. in San José. These forms were prepared for your use in submitting an application to the City of San José for City Landmark status for your residential property.

We believe your house to be a distinctive representative of early twentieth century eclectic architecture of the local architectural firm of Wolfe & McKenzie. The property is located in an area that has already been designated a historic district, and the house is a contributor. The forms that are attached to this letter provide a history of the building and a detailed visual description of the architectural features of the house. The house was built during 1906-1907.

We reviewed your property using the City of San José landmark designation criteria, which is used to consider historical significance for properties within the San José city jurisdiction. The actual nomination process and decision by the San José City Council is based on the requirements of Chapter 13 of the San José Municipal Code (Section 13.48.110 / *Procedure for designation of a landmark.*) We believe the property is eligible for individual designation as a San José City Historic Landmark.

The property is currently listed on the City of San José Historic Resources Inventory as a Contributing Structure (CS.) We noted that the house has sufficient integrity to its period of significance to be considered a historic resource. The period of significance is 1807-1927.

Nomination for City Historic Landmark status can be made by a property owner. Following notification from the Director of Planning, Building and Code Enforcement that your application is complete, the procedure for the designation of your property is initiated. A public hearing before the Historic Landmarks Commission will take place, and following that hearing, a report with recommendations will be submitted to the City Council, who will then hold a public hearing to formally consider the designation.

In order for the designation to take place, the San José City Council must make findings that the property has historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as an individual city landmark conforms to the goals and

policies of the San José General Plan. In reviewing the possible historical values associated with the property at 641 S 6<sup>th</sup> St. San José, we consider the following statement applicable:

*The residential property at 641 S 6<sup>th</sup> St., San José, has special historical, architectural and aesthetic interest and value to the community, for its contribution to the setting of San Jose's Reed City Landmark Historic District and for the distinctive design of the residence, which is a fine example of early twentieth century Craftsman residential architecture.*

The City of San José could reasonably make the following findings in designating your property a city historic landmark:

- *It has character, interest and value as a part of local and regional history and heritage and is a distinctive building within the Reed City Landmark Historic District;*
- *It is the embodiment of elements of architectural design, detail, and craftsmanship which represents a significant architectural innovation in San José;*
- *It embodies distinguishing characteristics of the Craftsman residential type within the early twentieth century era of residential architectural design; and*
- *It is identified as the work of the architectural firm of Wolfe & McKenzie, whose work has influenced the development of the City of San Jose.*

Sincerely,



Franklin Maggi, Architectural Historian  
Archives & Architecture

Enclosures

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

Primary #  
HRI #  
Trinomial  
NRHP Status Code 5D2

Other Listings  
Review Code                      Reviewer                      Date

Page 1 of 19                      \*Resource Name or #: (Assigned by recorder) Samuel and Lila Martin House #1

P1. Other Identifier: None

\*P2. Location:  Not for Publication  Unrestricted                      \*a. County Santa Clara  
and (P2b and P2c or P2d. Attach a Location Map as necessary.)  
\*b. USGS 7.5' Quad San Jose West                      Date 1980 photorevised                      T7S. ; R1E. ; Mount Diablo B.M.  
c. Address 641 South Sixth                      City San Jose                      Zip 95112  
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599394mE/ 4131966mN  
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
Assessor's Parcel Number: 472-25-070,  
west side of South Sixth Street between East Reed St. and Margaret St.

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

This one-story house illustrates through its form and detailing, an excellent eclectic Craftsman design by the locally prominent architectural firm Wolfe & McKenzie. The house was profiled in the firm's 1907 *Book of Designs*, a pattern book of 102 prototypical houses constructed during the first years of the twentieth century. Wolfe & McKenzie used a variety of traditional elements in this house to create a distinctive, unified design for the property owner, Samuel Martin, who commissioned the house in anticipation of his October 1906 marriage to Lila Bodley O'Hanlon. Architect Frank Delos Wolfe and his business partner, architect Charles McKenzie, designed most of the houses on the 600 block of South Sixth Street. The subject house has been identified as a contributor to Reed City Landmark Historic District, a neighborhood significant for its patterns of development during the late-nineteenth and early-twentieth centuries.  
*(Continued on page 2, DPR523L)*

\*P3b. Resource Attributes: (List attributes and codes)                      Hp2. Single family property

\*P4 Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

Front façade, view facing West, August 2011.

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

1907, 104 years old, *San Jose Mercury News*.

\*P7. Owner and Address:

Craig Shannon  
641 S 6<sup>th</sup> St.  
San Jose, CA 95112

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

F. Maggi & C. Cobb  
Archives & Architecture, LLC  
PO Box 1332  
San Jose CA 95109-1332

\*P9. Date Recorded: 9/12/2011

\*P10. Survey Type: (Describe)  
Intensive

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

None

\*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)

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 2 of 19

\*Resource Name or # (Assigned by recorder) Samuel and Lila Martin House #1

\*Recorded by Franklin Maggi & Carol Cobb

\*Date 9/12/2011

Continuation  Update

*(Continued from page 1, DPR523a, P3a Description)*

The property is surrounded by much of its historic residential setting, including adjacent houses of similar age, scale, and design, as well as surrounding parcels of a similar size and setback, mature trees and other landscaping. The immediate setting for the house includes a raised front yard facing South Sixth Street (nominally east.) The yard is separated from the sidewalk by a concrete retaining wall and contemporary metal fence with entry arbor. The wide planting strip at the sidewalk includes mature street trees. The front entrance is accessed by a wide original concrete walkway with original appearing wood steps framed by brick replacement sidewalls and sculptures. The front yard, as well as the site in general, is densely landscaped. Narrow setbacks frame both sides of the house, with an original walkway following the south property line from the sidewalk to the rear yard. The rear yard includes an early garage that is accessible from the rear alley.

The proportions of this house represent an early transition from the carved-away Neoclassical designs of the early-twentieth-century to the more relaxed designs of Craftsman Bungalows that began to appear locally after the 1906 Earthquake. The roughly rectangular footprint widens towards the rear on the north side where the wall steps outward twice. The front facade has a projecting one-story angled bay window and an inset wrap-around front porch. The south elevation contains two bay windows; the most forward one is angled and rises from the ground, the second is square and cantilevered. The rear façade contains an early room addition that has a slight offset to the original rear entry at the northwest corner of the building.

The main roof is front and side gabled and has a moderate pitch. The front bay window is accentuated by a hipped roof that curves upward to a peak at the front façade. The wrap-around porch is recessed into the building footprint at the side, but then extends outward to the front and side; a solid balustrade with matching wood siding is set within vertical porch bases. Tuscan columns rise up from the bases and their flat tops support the porch roof headers which mostly rest over the column tops. Dropping outward from the header beams are scroll-carved rafter tails providing ornament to an otherwise flat porch roof. The ceiling of the porch consists of beaded boards that terminate at the header beams, with sloped sheathing exposed above where the roof extends to the ogee gutters.

The south elevation is a complex play on shapes involving the two wall planes of the main building volume and also the outside of the porch, window bays, and upper gable. To the rear of the porch, the bay of the dining room jogs out from the return of the porch balustrade, and rises from the ground. This outside wall continues upward into the projecting gable wall which widens and fills out under the wide and deep eaves that rise to a high peak. Within the apex of the gable is a half-moon fixed attic window. The second (rear bedroom) bay follows immediately, but is squared, cantilevered, and topped by a short hipped roof that shielding the bay with carved rafter tails matching those on the front porch and front bay.

The fenestration of the angled bay consists of large plate glass windows filling all three sides of the bay. The fenestration of the rear bay is a tripartite windows set. Both window types have transoms separated with crown molding trimmed with small dentils. The bases of the windows contain large molded sills that follow the façade into the porch balustrades. Original fenestration appears throughout the building and consists primarily of 1/1 double-hung wood windows and fixed unit sets. They are surrounded with flat-board casings. The cladding is original tri-beveled drop siding throughout, including the front porch walls and column bases. The siding is mitered at the bays and building angles, but trimmed where the siding meets at right angles. The siding continues at the basement level below the water table and is punctuated by basement windows. The house is raised above a large basement.

*(Continued on next page)*

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 3 of 19

\*Resource Name or # (Assigned by recorder) Samuel and Lila Martin House #1

\*Recorded by Franklin Maggi & Carol Cobb

\*Date 9/12/2011

Continuation  Update

*(Continued from previous page)*

The unique character-defining feature of the front façade is the centered projecting attic window in the apex of the gable roof. This projection sits on a base of two large three-sided corbels carved with floral designs. The leaded glass panel is composed of a unique vertical curved weave pattern. The window sits within a molded frame that rests on a dentil base. Above is a plaster-cast cartouche, and bracketing the top of the projection are five clustered outriggers notched into the wide bargeboard. The peak originally contained a finial that is evident in the 1907 photograph of the building in Wolfe & McKenzie's pattern book.

The bargeboards at the front and side gables are edge-trimmed, and the beads follow the boards on the front gable to the bottom of the rakes where they trim the scroll-carved tails. Beading is also found on the bargeboards located on the roof gable on the south elevation. On these boards, the beads follow the edge of the rounded bottom ends. The bargeboards on the side gable rest on outriggers similar to those at the front gable apex, but are uniformly spaced and appear to provide structural support.

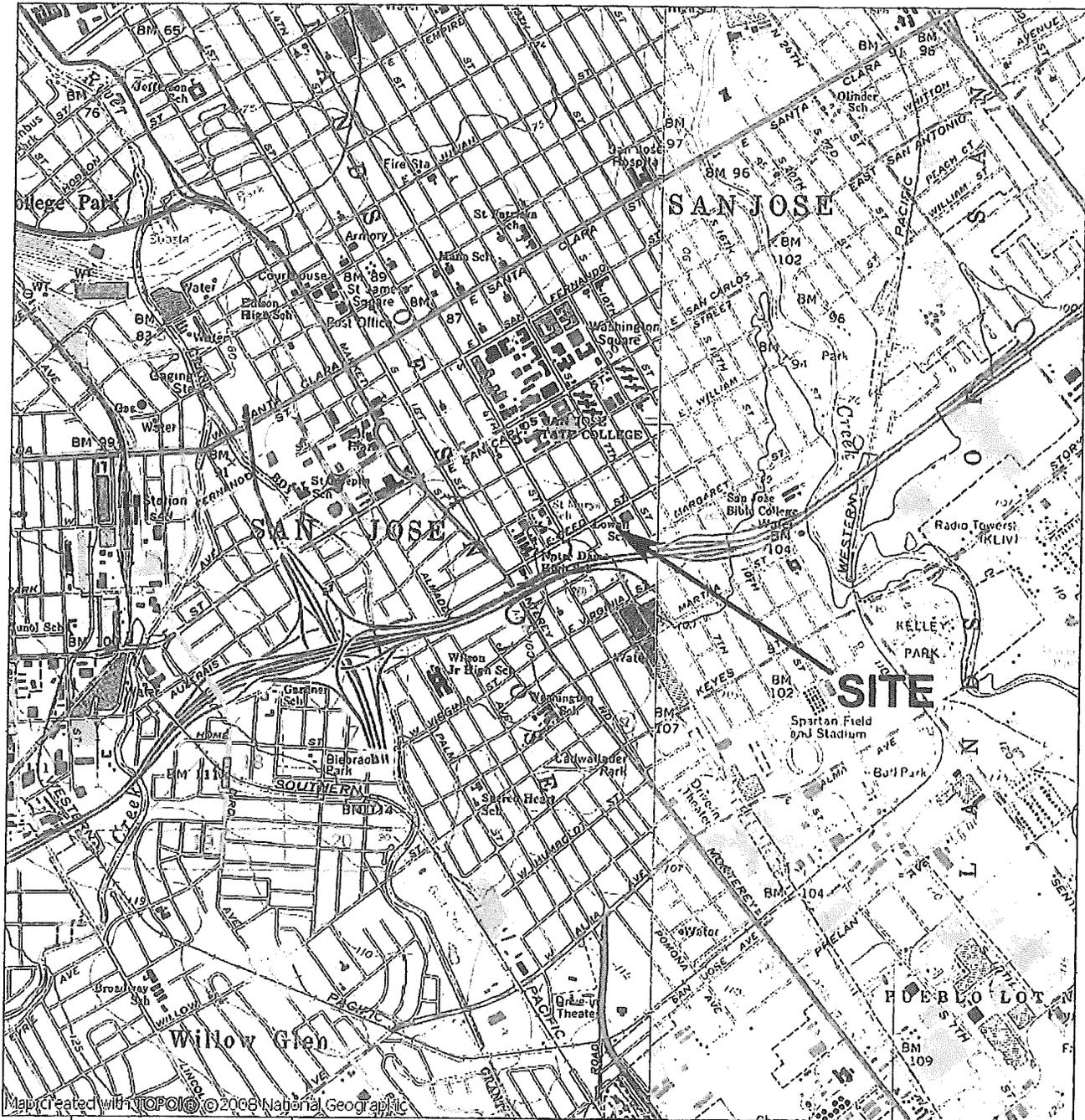
The front entry door has distinctive trimwork; a single viewing lite is centered in the door and is surrounded with molded trim. The side door on the porch is original, however the front door was re-trimmed to match the side door since the original trim had been lost.

The rear addition has a low-slope shed roof and matching siding and six-pane multi-lite sash. The detailing is subdued and does not replicate the intricate ornament of the original house, but is compatible using similar sized lumber.

The small garage is vernacular in construction and the siding also matches that of the original house. The double-door vehicular access leads to an alley the bisects the block.

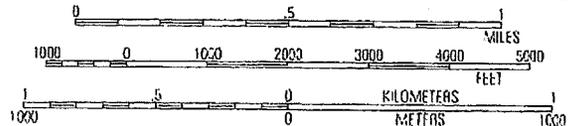
This house design is a high-point in the period in which Frank Delos Wolfe and Charles McKenzie worked together as partners. Their work has an underlying sense of the anticlassical Mannerist style, an expression in creative works that casts off the classic patterns of canonical balance in favor of sometimes irrational spatial construction, figural elongation, and a deliberate denial of the classical aesthetic rather than an imitation of traditional forms. In this house, they embraced the newly evolving building typology of the Craftsman Bungalow (which was just beginning to be promoted by their peers) and embellished this modest structure with classical ornament interwoven with the newly popular Craftsman wide gable eaves, exposed rafter tails, and outriggers that signified the new Arts and Crafts aesthetic. Both Classical and Craftsman architectural elements are treated as objects placed in relationships that contradict their normal (or evolving) role in architectural treatments.

The outriggers on this building signify this methodology; on the side gable they appear to structurally brace the deep eave, uniformly spaced and apparently cantilevered from within the attic with no exterior visible braces. At the front (and shallow) gable eaves, the outriggers function as pure ornament, bunched together at the apex and acting as upper trim to the wall protrusion. Other manifestations of this detailing exist in the porch columns that sit on expanded column bases, but only partially hold up a header to a flat porch roof that has no apparent sense of mass. The building footprint itself undulates as it jogs in and out, disrupting the normal unified rectangular building layouts usually common to both Neoclassical and Craftsman houses. The two step-outs on the north elevation breakup what would have been a simple gabled and hipped roofline. As the building narrows towards the front façade, the short angled wall was exploited for a bedroom window, providing a better view of the street. The seemingly illogical placement of a window in this wall jog epitomizes the relaxed manner in which Wolfe & McKenzie manipulated building forms and details of these turn-of-the-century houses that now define a uniquely San Jose style of residential buildings.



Map created with TOPOLOGIC © 2008 National Geographic

597000m E. 598000m E. 599000m E. 600000m E. WGS84 Zone 10S 601000m E.



08/17/11

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

Primary #  
 HRI #

Page 5 of 19

\*NRHP Status Code 3S

\*Resource Name or # (Assigned by recorder) Samuel and Lila Martin House #1

B1. Historic Name: Samuel and Lila Martin House

B2. Common Name: 641 South Sixth Street

B3. Original use: Single Family Residential

B4. Present Use: Single Family Residential

\*B5. Architectural Style: Craftsman

\*B6. Construction History: (Construction date, alterations, and date of alterations)

Constructed in 1906-1907.

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

\*B8. Related Features:

Garage at rear with access off alley.

B9a Architect: Wolfe & McKenzie b. Builder: Unknown

\*B10. Significance: Theme Architecture Area Reed Historic District/University SNI Planning Area

Period of Significance 1907-1927 Property Type Residential Applicable Criteria A (1) C (3)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The distinctive Craftsman residence located at 641 South Sixth St., within the Reed Historic District, is associated with an early San Jose merchant and founder of the Grower's Bank. Grower's Bank was a leading financial institution during San Jose's Period of Horticultural Expansion. The house was under construction in October 1906 for Samuel Martin and his bride-to-be Lila O'Hanlon. The couple lived in the house about 20 years, raising two children.

A unique eclectic design by the architectural firm of Wolfe & McKenzie, it was profiled in their 1907 *Book of Designs*, a pattern book of 102 prototypical house plans. The house has remained mostly original to its design over the last 100+ years, and has been under restoration since being acquired by the current owner, more than ten years ago. Recent renovation work has retained the original detailing and character of the design, and the building today contributes to the Reed Historic District. This campus neighborhood has undergone transition over the years, and has seen a recent rebirth of attention as owners have sought to improve the condition of this aging inner-city neighborhood.

The house is a fine example of Wolfe & McKenzie's eclectic work, and is unique in its character and detailing. The property appears to qualify for designation as a San Jose City Landmark based on its creative design and association with important patterns of early San Jose.  
 (Continued on next page, DPR523L)

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

\*B12. References:

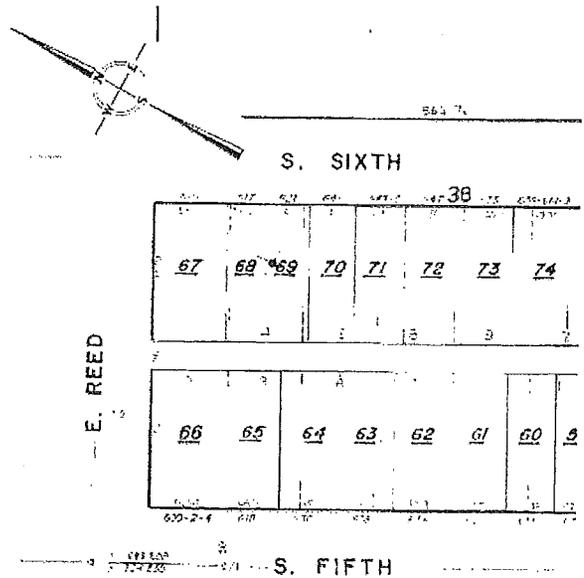
(See page 8)

B13. Remarks: Proposed City Landmark nomination

\*B14. Evaluator: Franklin Maggi

\*Date of Evaluation: 9/12/2010

(This space reserved for official comments.)



State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 6 of 19

\*Resource Name or # (Assigned by recorder) Samuel and Lila Martin House #1

\*Recorded by Franklin Maggi & Carol Cobb

\*Date 9/12/2010

Continuation  Update

*(Continued from previous page, DPR523b, B10 Significance)*

The subject property was constructed on a portion of Lot 5 in Block 38 of the Reed Addition. The Reed Addition was established in the late-1840s, when James Fraser and Margaret Reed had their large property surveyed to the south of the San Jose Original Survey. San Jose's Original Survey had been platted in 1847, and extended from about Market to Eleventh Streets and from Julian to Reed Streets. The Reed Addition was included in the Original City Survey by the time of California Statehood.

In this neighborhood south of the San Jose Normal School, the predecessor of San Jose State University, early residential development occurred over an extended period of time, with most construction of single-family homes occurring from 1870 to 1935. A boom period from the late-1880s through the early-1890s, and then again at the beginning of the twentieth century, saw the introduction of a number of large homes and residential buildings in the blocks south of the Normal School, as the area became one of San Jose's preferred residential neighborhoods. South Fifth and South Sixth Streets from East San Carlos to Margaret Streets had the greatest concentration of these residences, which today forms the nucleus of the Reed City Landmark Historic District.

The east half of Block 38 along South Sixth Street is located across from Lowell School, originally known as the Reed or Third Ward School. The lot configuration of Block 38, established at the time of the survey, was not followed when development occurred during the late-nineteenth and early-twentieth centuries. Rather, new lots were created by deed. Those lots were smaller than the quarter-acre lots originally envisioned.

Little development occurred in the Reed Addition in the second half of the nineteenth century, and most residential development was located west of South Third Street. By 1901, five houses had been newly constructed on Block 38, with two of those facing South Sixth Street. As the local economy gained strength in the years just prior to the 1906 Earthquake, architects Wolfe & McKenzie established their prominence as residential builders of quality homes, becoming one of the most prolific as well as innovative architectural firms locally. Block 38 of the Reed Addition has the highest concentration of this firm's design work within the city, and remains today as an intact testament to their creative impact on early San Jose. The subject property was designed by architects Wolfe & McKenzie for Samuel Martin.

Samuel Martin was born in San Jose on December 10, 1869 to James B. and Margaret Martin. Both James and Margaret emigrated from Ireland in 1860, first landing in San Francisco and then Monterey, and finally arriving in San Jose in 1863. James Martin first worked at the Fremont Planning Mill before becoming a merchant. The Martin's had six children, Sarah, Maggie, Henry, James, Agnes and Samuel. James Martin died in 1886, and Samuel Martin continued his father's trade four years later in 1890, working in the grocery business at the Mariposa Store. He eventually went into business with his brother Henry Martin and they owned and operated a prominent feed and grain company, H. B. Martin & Company, Samuel handling bookkeeping. Samuel eventually opened his own grain business, Sam Martin Grain Company, in 1908 on South Second Street. The business was later located at 180 South Market Street. Samuel Martin was one of the organizers and First Vice-President of the Grower's Bank, and also served as a Director. Grower's Bank later became San Jose National Bank.

In 1906, Samuel married Lila Bodley O'Hanlon and their wedding was prominently described in the society pages of the *San Jose Mercury News*. Also noted in this announcement "Mr. and Mrs. Martin are building a cozy cottage on South Sixth Street where they will make their home upon its completion." Samuel had acquired the property two months earlier and hired Wolfe & McKenzie to design the house for himself and his bride-to-be. Lila was the daughter of Robert T. and Lucretia O'Hanlon. Lila was a native of San Jose as was Samuel, and she had attended San Jose Normal School. Her father was an early California pioneer who worked at the 4th Street Railroad Depot. Samuel and Lila had two children, James Beaumont, born in 1909 and Lucretia Birch, born in 1914. The family lived in the subject residence until 1927 when they moved to 295 Sequoia Avenue in the Hanchett Park area of San Jose's then Western Addition. Samuel Martin died in 1933 and Lila continued to live in the Sequoia Avenue house until her death in 1953. *(Continued on next page)*

State of California - The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 7 of 19

\*Resource Name or # (Assigned by recorder) Samuel and Lila Martin House #1

\*Recorded by Franklin Maggi & Carol Cobb

\*Date 9/12/2010

Continuation  Update

(Continued from previous page)

In 1928 the new property owner of the 6<sup>th</sup> St subject property, was Jean A. Crofton who owned the property for only a few years. Crofton was a teacher and may have worked at either the San Jose Normal School or across the street at Lowell School. By 1934 the residence was occupied by Elmer and Mamie Smith. Elmer was a clerk for Southern Pacific Railroad Company. The Smith family lived in the residence until about 1940 when the property was sold to Earl and Elizabeth Townsend. Earl died the next year in 1941 but Elizabeth continued to live in the residence until 1952. During the 1950s a number of short-residents occupied the property, including Sarah Stuart, Thomas and Dorothy Stevenson, and in 1960 Cecil and Betty Middleton.

Integrity:

The house at 641 South Sixth St. maintains historic integrity as per the National Register's seven aspects of integrity, and represents its original design and form. The house maintains its original location on South Sixth Street in the Reed Historic District. The property has been surrounded by a traditional residential setting since constructed during the early twentieth century - for over one hundred years. The subject property retains its early twentieth century residential scale and feeling and continues, through its distinctive form and detailing, to illustrate a distinguished eclectic Craftsman design of the period. Changes to the building at the rear were done early during the period of significance and have enhanced the long-term viability of the house. This building has a distinctive character and composition that is expressed through its preserved materials, workmanship, and eclectic Craftsman style design.

Survey Status

The property at 641 South Sixth St. was first identified for its architectural value 1973 as a part of the King Survey. The property was recorded again in 1977-1978 by the company Urban/Rural Conservation for the City of San Jose, who evaluated the property and determined that it was a "Contributing Site." The property was recorded and included as a Contributor to the Reed City Landmark Historic District in 2006.

EVALUATION

This residential property contributes to the locally significant Reed City Landmark Historic District, its form and detailing maintain integrity to the residential design and patterns of neighborhood development prior to 1936 when San Jose State University was a normal school and teachers college. The immediate vicinity of the house has been considered eligible for the National Register. The property, as a contributor, appears to be eligible for the National or California registers under Criterion A and (1) for historic patterns of development.

The Martins, who first lived in this residence following their marriage, are a well-known family in local history. Samuel Martin was a successful businessman who during the period of *Horticultural Expansion* established a local feed and grain business. His agricultural background led to his participation in the founding of Grower's Bank, a financial institution that continues in San Jose today as part of Wells Fargo. While prominent in his business endeavors, he has not yet been established as an important personage to San Jose's past. It does not appear that the property would qualify for either of the registers noted above based on historic personages.

The house is distinctive within this setting along South Sixth Street; a one-story, eclectic Craftsman house that was published in 1907 as a prototype in a local pattern book. The architects were Wolfe & McKenzie, who are important builders associated with the development of many properties in the Reed Historic District and elsewhere in San Jose. They are considered to be master architects in San Jose during the late nineteenth and early twentieth centuries. The building is distinguished among local residential architecture from San Jose's *Period of Horticultural Expansion*. The property appears eligible for the National Register under Criterion C and the California Register under Criterion (3).

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 8 of 19

\*Resource Name or # (Assigned by recorder) Samuel and Lila Martin House #1

\*Recorded by Franklin Maggi & Carol Cobb

\*Date 9/12/2010

Continuation  Update

(Continued from page 5 DPR523b, B12)

References:

Archives & Architecture, *Historic District Study, South Campus Neighborhood*, 2005.

Espinola, George, *Cottages, Flats, Buildings & Bungalows-102 Designs from Wolfe & McKenzie, 1907*, 2004.

Guinn, James M., *History of the State of California and Biographical Record of the Coast Counties, California*. Chicago: The Chapman Publishing Company, 1904.

R. L. Polk & Co. & others, *San José City and Santa Clara County Directories, 1870-1979*.

San José (City of), Department of Planning, Building, and Code Enforcement. *City of San José Historic Resources Inventory*, 2011.

*San Jose Mercury News, Social Notes*, Oct. 14, 1906.

Santa Clara, County of, *Deeds and Official Records, Recorded Maps*.

Sawyer, Eugene, *History of Santa Clara County, California*, 1922.

U.S. Census Bureau, *Census of Population, 1870-1930*.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 9 of 19

\*Resource Name or # (Assigned by recorder)

Samuel & Lila Martin House #1

\*Recorded by Franklin Maggi and Carol Cobb

\*Date

9/12/2011

Continuation

Update



Detail at front elevation, viewed facing west.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

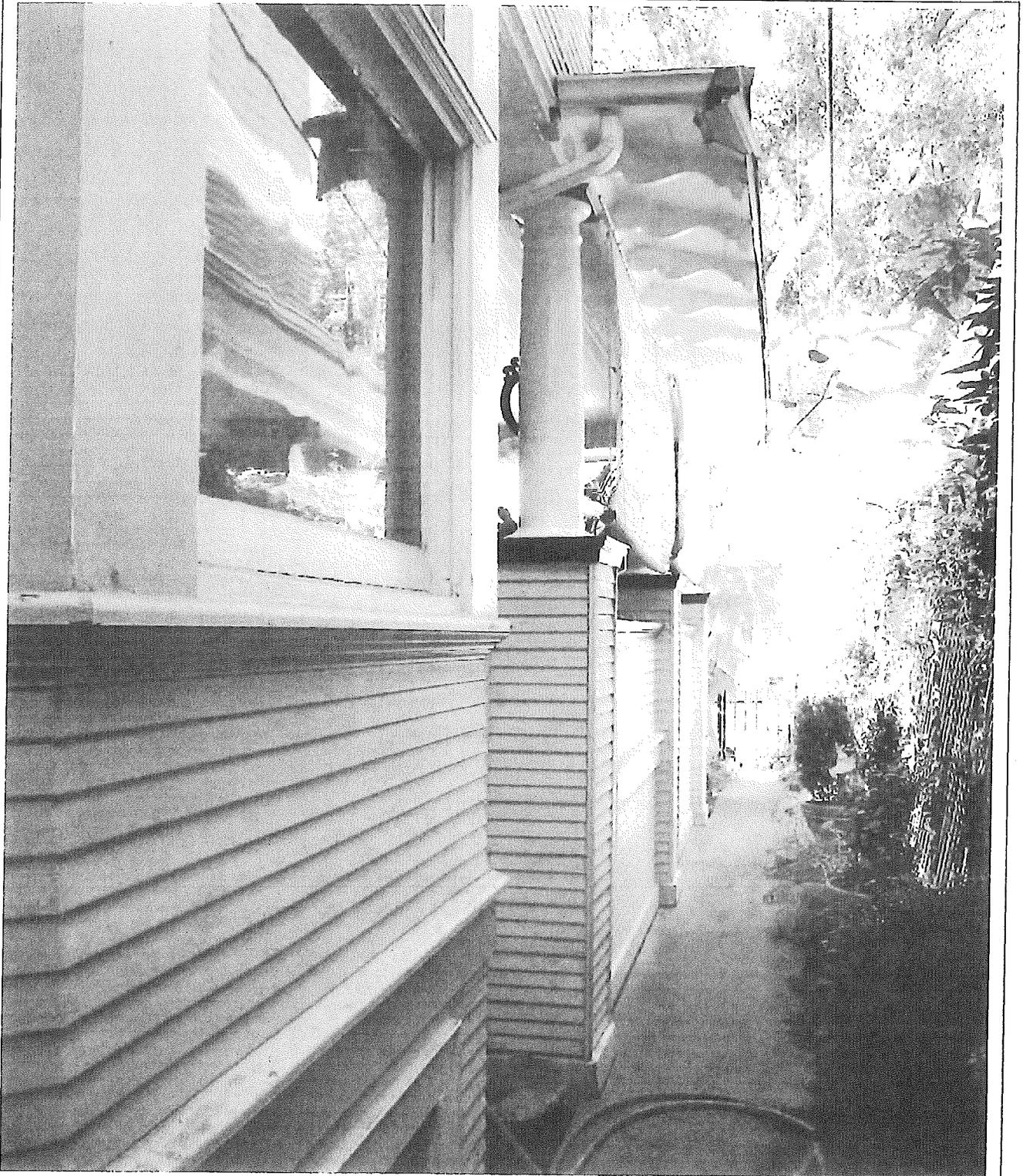
Primary #  
HRI #  
Trinomial

Page 10 of 19

\*Resource Name or # (Assigned by recorder) Samuel & Lila Martin House #1

\*Recorded by Franklin Maggi and Carol Cobb

\*Date 9/12/2011  Continuation  Update



South elevation, viewed facing northeast.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 11 of 19

\*Resource Name or # (Assigned by recorder) Samuel & Lila Martin House #1

\*Recorded by Franklin Maggi and Carol Cobb

\*Date 9/12/2011

Continuation  Update



North elevation, viewed facing southwest.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 12 of 19 \*Resource Name or # (Assigned by recorder) Samuel & Lila Martin House #1

\*Recorded by Franklin Maggi and Carol Cobb \*Date 9/12/2011  Continuation  Update



Rear elevation, viewed facing northeast.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 13 of 19

\*Resource Name or # (Assigned by recorder) Samuel & Lila Martin House #1

\*Recorded by Franklin Maggi and Carol Cobb

\*Date 9/12/2011  Continuation  Update



South elevation, detail view of projecting gable and half-moon attic window, viewed facing northwest.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 14 of 19 \*Resource Name or # (Assigned by recorder) Samuel & Lila Martin House #1

\*Recorded by Franklin Maggi and Carol Cobb \*Date 9/12/2011  Continuation  Update



South elevation detail of square and angled bays, viewed facing northwest.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 15 of 19

\*Resource Name or # (Assigned by recorder) Samuel & Lila Martin House #1

\*Recorded by Franklin Maggi and Carol Cobb

\*Date 9/12/2011  Continuation  Update



Front elevation at porch, viewed facing southwest.

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

Page 16 of 19 \*Resource Name or # (Assigned by recorder) Samuel & Lila Martin House #1

\*Recorded by Franklin Maggi and Carol Cobb \*Date 9/12/2011  Continuation  Update



Side elevation of detached garage, viewed facing northwest.



Bargeboard

Beaded trim

Outriggers

Cartouche

Weaved leaded glass

Dentil base

Corbels

Sloped hipped roof

Scroll carved rafter tails

Tuscan columns

Porch bases

Annotated photo

State of California – The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
CONTINUATION SHEET

Primary #  
HRI #  
Trinomial

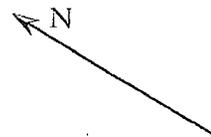
Page 18 of 19 \*Resource Name or # (Assigned by recorder) Samuel & Lila Martin House #1

\*Recorded by Franklin Maggi and Carol Cobb \*Date 9/12/2011  Continuation  Update



Historic photo from *Book of Designs* by Wolfe & McKenzie, 1907. Photographer unknown. Viewed facing southwest from South Sixth Street. Image scan by George Espinola from *Cottage, Flats, buildings & Bungalows: 102 Designs from Wolfe & McKenzie 1907*, San Jose: Bay and Valley Publishers, 2004.

APN# 472-25-070  
641 S 6th St.



S. Sixth St.

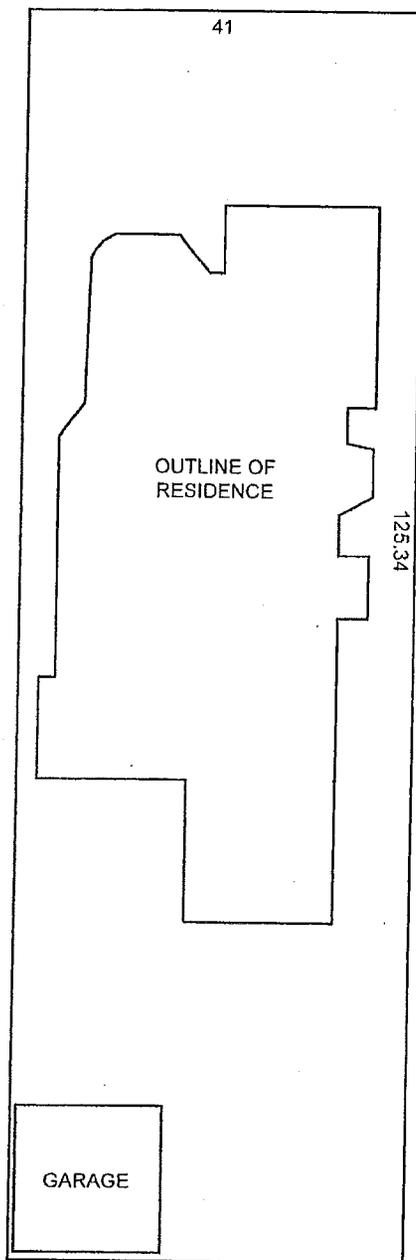


Diagram not to scale.

# Reducing Property Taxes with the Mills Act

By Ken Fowler

Anyone who owns an older home would love to have more money available to maintain and restore it. The good news is that the state Mills Act can help free up those funds by reducing your real estate taxes. If you promise to use those tax savings to preserve your property's historic character, your recalculated property taxes using the special Mills Act assessment method can be reduced 50% or more!

## What Property Is Eligible and How It Works

The City of San Jose has adopted the Mills Act and will enter into contracts only with property owners of designated city landmarks. The landmarking process must be completed before a Mills Act contract is initiated. See the accompanying story for how PAC\* SJ member Rusty Lutz just obtained city landmark status for his North Second Street apartment building. (If you outside San Jose, check with your local planning office for what they have deemed a qualified historic property. Property owners in unincorporated Santa Clara County should contact the County Historical Heritage Commission.)

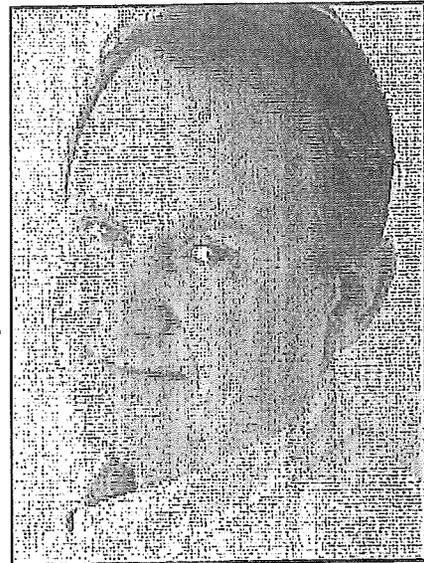
A Mills Act contract runs for 10 years and renews itself automatically. If the city or property owner chooses not to renew, the contract

will terminate at the end of the current 10-year term. The city or property owner may also cancel the contract, but a penalty may be assessed.

## How the Reduced Property Tax Is Computed

Mills Act contracts are available for income property and for owner-occupied property. Property valuation is determined by the "income" method. Generally, the income, or projected income, less certain expenses, is divided by a capitalization rate to determine the assessed value of the property. When a property is owner occupied, the determination of "income" is based on what a property could reasonably be expected to yield in rental income. In the case of income-producing property, the income amount is based on rent actually received and on typical rents received for similar property in similar use.

Here's an example of how much money would be saved on a historic residence assessed at \$800,000. At a 1% property tax rate, current taxes would be \$8,000. Let's say the property does or could generate a \$5,000 monthly income, or a \$60,000 annual gross. Let's say expenses (things like insurance, repairs, and utilities) run \$10,000 a year. That would be a net income of \$50,000. To determine the



capitalization rate, we add up four components:

1. Your mortgage rate (for this example, let's say 4%)
2. A historical property risk component (4% for owner-occupied single-family residences, 2% for other cases)
3. Amortization (for this example, let's say 5%)
4. Your property tax rate (for this example, 1%)

These four components add up to 14%. Divide \$50,000 by 0.14, and you get the new assessed value of the residence, \$357,143. Instead of the original \$8,000 in property taxes, the new taxes would be \$3,571. That's a yearly savings of \$4,429.

*Ten Year Maintenance Plan*

*for*

*641 so. 6th st.*

*San Jose, Ca. 95112*

<i>Year</i>	<i>Description</i>
<i>1</i>	<i>Repaint exterior</i>
<i>2</i>	<i>Upgrade electrical panel</i>
<i>3</i>	<i>Electrical upgrades</i>
<i>4</i>	<i>Plumbing upgrades</i>
<i>5</i>	<i>Restore decorative rafter ends</i>
<i>6</i>	<i>Re-roof house</i>
<i>7</i>	<i>Install new rain gutters and down spouts</i>
<i>8</i>	<i>Repair exterior trim</i>
<i>9</i>	<i>Restore original windows</i>
<i>10</i>	<i>Repaint exterior</i>