



HISTORIC LANDMARKS COMMISSION HEARING AGENDA

Study Session

Historic Landmarks Commission 2009-2010 Work Program
4:45 p.m. – Room T-334

Wednesday, November 4, 2009

Regular Session

6:00 P.M.

Council Wing, Rooms W-118 & W-119

200 East Santa Clara Street
San José, CA

Commission Members

Patricia Colombe, Chair

Dana Peak, Vice Chair

Heather Jackson Steven Cohen

Tania Nunez Robert Abatecola

Joseph Horwedel, Director

Department of Planning, Building & Code Enforcement

Note

To request an accommodation for City-sponsored meetings or events or an alternative format for printed materials, please call Laura Ciccarello at 408-535-7813 or 408-294-9337 (TTY) as soon as possible, but at least three business days before any meeting or event. If you requested such an accommodation, please identify yourself to the technician seated at the staff table. If you did not call in advance and do now need assistance, please see the technician.

NOTICE TO THE PUBLIC

If you want to address the Commission, **fill out a speaker card (located at the technician's station), and give the completed card to the technician. Please include the agenda item number for reference.**

The procedure for public hearings is as follows:

- After the staff report, *applicants may make a five-minute presentation.*
- Anyone wishing to speak in favor of the proposal should prepare to come forward. After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. *Each speaker will have two minutes.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing.
- *The Historic Landmarks Commission will take action on the item.*

The procedure for referrals is as follows:

- Anyone wishing to speak on a referral should prepare to come forward. *Each speaker will have two minutes.*
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- *The Historic Landmarks Commission will comment on the referral item.*

If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the table for your convenience. All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Planning, Building and Code Enforcement at San José City Hall, 200 E. Santa Clara Street, 3rd Floor Tower, San José, CA 95113 at the same time that the public records are distributed or made available to the legislative body.

Agenda
Order Of Business
6:00 P.M. Session

ROLL CALL

1. DEFERRALS

Any item scheduled for hearing this evening for which deferral is being requested will be taken out of order to be heard first on the matter of deferral. If you want to change any of the deferral dates recommended or speak to the question of deferring these or any other items, you should say so at this time.

No Items

2. CONSENT CALENDAR

NOTICE TO THE PUBLIC

The consent calendar items are considered to be routine and will be adopted by one motion. There will be no separate discussion of these items unless a request is made by a member of the Historic Landmarks Commission, staff or the public to have an item removed from the consent calendar and considered separately. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

No Items

The following items are considered individually:

3. PUBLIC HEARINGS

HISTORIC LANDMARK DESIGNATIONS/HISTORICAL PROPERTY CONTRACTS

- a. The applications being considered are for the "Frank and Nellie Wolfe House #9" on a 0.12-acre site located at 643 S. Sixth Street (Jason Rowan and Batsirai Mutasa, property owners). Council District 3. SNI: University. CEQA: Exempt. *Project Manager, Lori Moniz*
1. [HL09-182](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.
 2. [MA09-001](#). Historical Property Contract (California Mills Act contract) between the City of San Jose and the owner of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.

- b. The applications being considered are for the "Latta House" on a 0.13-acre site located at 445 N. Third Street (Courtney and Jonathan Carr, property owners). Council District 3. SNI: 13th Street. CEQA: Exempt. *Project Manager, Lori Moniz*
1. [HL09-183](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.
 2. [MA09-002](#). Historical Property Contract (California Mills Act contract) between the City of San Jose and the owner of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.
- c. The applications being considered are for the "Field-Gross House" on a 0.15-acre site located at 167 S. Fourteenth Street (Bernadette Drechsler, property owner). Council District 3. SNI: University. CEQA: Exempt. *Project Manager, Lori Moniz*
1. [HL09-184](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.
 2. [MA09-003](#). Historical Property Contract (California Mills Act contract) between the City of San Jose and the owners of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.
- d. The applications being considered are for the "Petree House" on a 0.15-acre site located at 102 S. Twelfth Street (Seamus & Jennifer Turner, property owners). Council District 3. SNI: University. CEQA: Exempt. *Project Manager, Lori Moniz*
1. [HL09-185](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.
 2. [MA09-005](#). Historical Property Contract (California Mills Act contract) between the City of San Jose and the owner of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.
- e. The applications being considered are for the "Riggs House" on a 0.13-acre site located at 577 S. Twelfth Street (Rice & Neil McCarthy, property owners). Council District 3. SNI: University. CEQA: Exempt. *Project Manager, Lori Moniz*
1. [HL09-186](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.
 2. [MA09-006](#). Historical Property Contract (California Mills Act contract) between the City of San Jose and the owner of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.

- f. The applications being considered are for the "Former Second Presbyterian Manse" on a 0.13-acre located at 655 S. Sixth Street. David Dudek, property owner. Council District 3. SNI: University. CEQA: Exempt. *Project Manager, Lori Moniz*
1. [HL09-187](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.
 2. [MA09-008](#). Historical Property Contract (California Mills Act contract) between the City of San Jose and the owner of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.
- g. The applications being considered are for the "Cox House" on a 0.15-acre site located at 198 S. Twelfth Street. Gary Rucker and Michael Howerton, property owners. Council District 3. SNI: University. CEQA: Exempt. *Project Manager, Lori Moniz*
1. [HL09-188](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.
 2. [MA09-009](#). Historical Property Contract (California Mills Act contract) between the City of San Jose and the owners of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.
- h. The applications being considered are for the "Purdy House " on a 0.12-acre site located at 438 N. Second Street. William and Jordan Saenz Baker, property owners. Council District 3. SNI: University. CEQA: Exempt. *Project Manager, Lori Moniz*
1. [HL09-189](#). Historical Landmark Nomination for the subject property as a landmark of special historic, architectural, cultural, aesthetic or engineering interest, or value of a historic nature.
 2. [MA09-010](#). Historical Property Contract (California Mills Act contract) between the City of San Jose and the owner of the subject property. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period.
- i. [MA09-004](#). The application being considered is for a Historical Property Contract (California Mills Act contract) between the City of San Jose and the owners of the subject property for the "Stern/Fischer Residence (HL01-123)" on a 0.3-acre site located at 132 Pierce Avenue. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period. James F. Cox, property owner. Council District 3. SNI: University. CEQA: Exempt. *Project Manager, Lori Moniz*

- j. [MA09-007](#). The application being considered is for a Historical Property Contract (California Mills Act contract) between the City of San Jose and the owners of the subject property for the "Tommie Smith House (HL08-181)" on a 0.19-acre site located at 55 N. 11th Street. The proposed contract, which is available to owners of designated City Landmark buildings, would facilitate a property tax reassessment and partial tax relief in return for a binding agreement to rehabilitate and maintain the historical and architectural character of the property for at least a ten-year period. James F. Cox, property owner. Council District 3. SNI: University. CEQA: Exempt. *Project Manager, Lori Moniz*

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

DIRECTOR OF PLANNING

- a. **Ordinance Revision:** Review and comment on two ordinances of the City of San Jose amending Title 13 and Title 20 of the San Jose Municipal Code to allow: planning review of proposals to demolish older single-family homes; a revised definition for the term "demolition"; a streamlined designation process for conservation areas; and a pre-designation protection for conservation areas. Council District: Citywide. SNI: All. CEQA: Exempt. *Project Manager, Hadasa Lev*

STAFF RECOMMENDATION: Historic Landmarks Commission recommend approval of the ordinance revisions as recommended by staff.

DEFERRED TO THE 12/2/09 HLC MEETING.

REDEVELOPMENT AGENCY

- b. **Implementation Plan:** Discussion of the Redevelopment Agency's Five-Year Implementation Plan for the years 2010-2014. Council District: Citywide. SNI: All. CEQA: Exempt. *Project Manager, Delores Mellon*

STAFF RECOMMENDATION: Historic Landmarks Commission provide comments to the Redevelopment Agency Board.

5. OPEN FORUM

- a. Summary of communications received by the Historic Landmarks Commission
(1) HLC Correspondence
- b. Members of the public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. The Commission cannot engage in any substantive discussion or take any formal action in response to the public comment. The Commission can only ask questions or respond to statements to the extent necessary to determine whether to (1) refer the matter to staff for follow-up; (2) request staff to report back on a matter at a subsequent meeting; or (3) direct staff to place the item on a future agenda. Each member of the public may fill out a speaker's card and has up to two minutes to address the Commission.

6. GOOD AND WELFARE

- a. Report from Secretary, Planning Commission, and City Council
 1. Update on salvaged materials storage and cataloging from the Donner-Houghton house, File HP09-004.
 2. Status report on the temporary tent located at the Center for the Performing Arts.
 3. Status report on the vacant buildings ordinance.
 4. Meeting location for 11/18/09 Peralta Adobe site visit: 12 noon at the Peralta Adobe, St. John Street between San Pedro Street and Almaden Avenue.
- b. Commissioners' report from Committees:
 1. Design Review Subcommittee (Colombe, Cohen and Peak)
Meets the 3rd Wednesday of the month as necessary
No Report (10/24/09 meeting cancelled)
 2. History San José Collections Committee (Jackson)
Meets the 2nd Thursday of every 3rd month at 12 noon
Report
 3. GP Update Task Force Progress Report (Colombe and Cohen)
- c. [Review of 10/7/09 HLC Meeting Report.](#)
- d. Status of Circulation of Environmental Review Documents
<http://www.sanjoseca.gov/planning/eir/>
- e. 2008 – 2009 Fiscal Year Study Session Dates and Topics
 1. November 5, 2008 – Distinctive Neighborhood Program
 2. February 6, 2009 – HLC Retreat
 3. March 4, 2009 – Mid-Century Modernism (Part I)
 4. May 6, 2009 – Mid-Century Modernism (Part II)
 5. September 2, 2009 – Mid-Century Modernism (Part III) (cancelled)
 6. October 7, 2009 – Distinctive Neighborhood Program Update
 7. November 4, 2009 – Historic Landmarks Commission 2009-2010 Work Program
 8. December 2, 2009 – Mid-Century Modernism (Part III)

ADJOURNMENT

2009 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

DATE	TIME	TYPE OF MEETING	LOCATION
February 4, 2009	6:00 p.m.	Regular Meeting (Cancelled)	Room W118-119
February 6, 2009	8:00 a.m.	Retreat	T-1446
February 18, 2009	12:00 p.m.	Design Review Subcommittee (Cancelled)	Room T-644
<i>March 4, 2009</i>	<i>4:45 p.m.</i>	<i>Study Session Mid-Century Modernism (Part I)</i>	<i>Room T-332</i>
March 4, 2009	6:00 p.m.	Regular Meeting	Room W118-119
March 18, 2009	12:00 p.m.	Design Review Subcommittee (Cancelled)	Room T-644
April 1, 2009	6:00 p.m.	Regular Meeting (Cancelled – lacked quorum)	Room W118-119
April 15, 2009	12:00 p.m.	Design Review Subcommittee (Cancelled)	Room T-644
<i>May 6, 2009</i>	<i>4:45 p.m.</i>	<i>Study Session Mid-Century Modernism (Part II)</i>	<i>Room T-332</i>
May 6, 2009	6:00 p.m.	Regular Meeting	Room W118-119
May 20, 2009	12:00 p.m.	Design Review Subcommittee	Room T-644
June 3, 2009	6:00 p.m.	Regular Meeting	Room W118-119
June 24, 2009	12:00 p.m.	Design Review Subcommittee	Room T-644
August 5, 2009	6:00 p.m.	Regular Meeting	Room W118-119
August 19, 2009	12:00 p.m.	Design Review Subcommittee	Room T-644
<i>September, 2009</i>	<i>4:45 p.m.</i>	<i>Study Session Mid-Century Modernism (Part III)</i>	<i>Room T-332</i>
September 2, 2009	6:00 p.m.	Regular Meeting	Room W118-119
September 16, 2009	12:00 p.m.	Design Review Subcommittee	Room T-644
<i>October 7, 2009</i>	<i>4:45 p.m.</i>	<i>Study Session Distinctive Neighborhood Program</i>	<i>Room T-332</i>
October 7, 2009	6:00 p.m.	Regular Meeting	Room W118-119
October 21, 2009	12:00 p.m.	Design Review Subcommittee	Room T-644
November 4, 2009	6:00 p.m.	Regular Meeting	Room W118-119
November 18, 2009	12:00 p.m.	Peralta Adobe Site Visit	TBD
December 2, 2009	6:00 p.m.	Regular Meeting	Room W118-119
December 16, 2009	12:00 p.m.	Design Review Subcommittee	Room T-644

HISTORIC LANDMARKS AGENDA ON THE WEB:
<http://www.sanjoseca.gov/planning/hearings/historic.asp>

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS

The Code of Conduct is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, Redevelopment Agency Board, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

1. Public Meeting Decorum:

- a) Persons in the audience will refrain from behavior which will disrupt the public meeting. This will include making loud noises, clapping, shouting, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of the meeting.
- b) Persons in the audience will refrain from creating, provoking or participating in any type of disturbance involving unwelcome physical contact.
- c) Persons in the audience will refrain from using cellular phones and/or pagers while the meeting is in session.
- d) Appropriate attire, including shoes and shirts are required in the Council Chambers and Committee Rooms at all times.
- e) Persons in the audience will not place their feet on the seats in front of them.
- f) No food, drink (other than bottled water with a cap), or chewing gum will be allowed in the Council Chambers and Committee Rooms, except as otherwise pre-approved by City staff.
- g) All persons entering the Council Chambers and Committee Rooms, including their bags, purses, briefcases and similar belongings, may be subject to search for weapons and other dangerous materials.

2. Signs, Objects or Symbolic Material:

- a) Objects and symbolic materials, such as signs or banners, will be allowed in the Council Chambers and Committee Rooms, with the following restrictions:
 - No objects will be larger than 2 feet by 3 feet.
 - No sticks, posts, poles or other such items will be attached to the signs or other symbolic materials.
 - The items cannot create a building maintenance problem or a fire or safety hazard.
- b) Persons with objects and symbolic materials such as signs must remain seated when displaying them and must not raise the items above shoulder level, obstruct the view or passage of other attendees, or otherwise disturb the business of the meeting.
- c) Objects that are deemed a threat to persons at the meeting or the facility infrastructure are not allowed. City staff is authorized to remove items and/or individuals from the Council Chambers and Committee Rooms if a threat exists or is perceived to exist. Prohibited items include, but are not limited to: firearms (including replicas and antiques), toy guns, explosive material, and ammunition; knives and other edged weapons; illegal drugs and drug paraphernalia; laser pointers, scissors, razors, scalpels, box cutting knives, and other cutting tools; letter openers, corkscrews, can openers with points, knitting needles, and hooks; hairspray, pepper spray, and aerosol containers; tools; glass containers; and large backpacks and suitcases that contain items unrelated to the meeting.

CITY OF SAN JOSÉ CODE OF CONDUCT FOR PUBLIC MEETINGS IN THE COUNCIL CHAMBERS AND COMMITTEE ROOMS (CONT'D)

3. Addressing the Council, Redevelopment Agency Board, Committee, Board or Commission:
- a) Persons wishing to speak on an agenda item or during open forum are requested to complete a speaker card and submit the card to the City Clerk or other administrative staff at the meeting.
 - b) Meeting attendees are usually given two (2) minutes to speak on any agenda item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Applicants and appellants in land use matters are usually given more time to speak.
 - c) Speakers should discuss topics related to City business on the agenda, unless they are speaking during open forum.
 - d) Speakers' comments should be addressed to the full body. Requests to engage the Mayor, Council Members, Board Members, Commissioners or Staff in conversation will not be honored. Abusive language is inappropriate.
 - e) Speakers will not bring to the podium any items other than a prepared written statement, writing materials, or objects that have been inspected by security staff.
 - f) If an individual wishes to submit written information, he or she may give it to the City Clerk or other administrative staff at the meeting.
 - g) Speakers and any other members of the public will not approach the dais at any time without prior consent from the Chair of the meeting.

Failure to comply with this Code of Conduct which will disturb, disrupt or impede the orderly conduct of the meeting may result in removal from the meeting and/or possible arrest.