



HISTORIC LANDMARKS COMMISSION

Action Minutes

Wednesday, November 1, 2023

**Regular Meeting
Commencing at 6:30 p.m.
Hybrid Meeting – City Hall Wing and Virtually –**

**Wing Rooms 118, 119 & 120
200 East Santa Clara Street
San José, CA 95113**

<https://sanjoseca.zoom.us/j/83676017189>

Commission Members

**Paul Boehm, Chair
Rachel Royer, Vice Chair
Harriett Arnold
Adriana Ayala
Amy Brown
Lawrence Camuso
Edward Janke**

**Christopher Burton, Director
Department of Planning, Building & Code Enforcement**

Access the video, agenda, and related reports for this meeting by visiting the City's website at:
<https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/commissions-and-hearings/historic-landmarks-commission>

AGENDA

ORDER OF BUSINESS

WELCOME

Meeting called to order at 6:35 p.m.

ROLL CALL

PRESENT: Commissioners Boehm, Arnold, Ayala (virtual), Brown, Camuso and Janke

ABSENT: Commissioner Royer

1. DEFERRALS

No Items

2. CONSENT CALENDAR

No Items

3. PUBLIC HEARINGS

- a. [HL23-001 & MA23-001](#): Applications for designation of 909 Schiele Avenue (Yoell House) as a City Landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of an historic nature and for a Historical Property (Mills Act) Contract between the City of San José and the property owners (Yah Yah Cason and Wendy Needham). Council District: 6. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15331 for Historical Resources and Rehabilitation.

PROJECT MANAGER, RINA SHAH

STAFF RECOMMENDATION: STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CITY COUNCIL THAT:

1. **ADOPT A RESOLUTION DESIGNATING 909 SCHIELE AVENUE (YOELL HOUSE) AS A CITY LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF AN HISTORIC NATURE; AND**
2. **ADOPT A RESOLUTION APPROVING THE HISTORICAL PROPERTY (MILLS ACT) CONTRACT BETWEEN THE CITY OF SAN JOSÉ AND PROPERTY OWNERS YAH YAH CASON AND WENDY NEEDHAM FOR THE PROPERTY LOCATED AT 909 SCHIELE AVENUE.**

Chairman Boehm introduced the item. Rina Shah, Project Manager, provided a brief overview of the applications, the property location, history and significance and the ordinance findings required for the landmark designation and Mills Act contract. The project historic resources consultant, Krista Van Laan, (Archives and Architecture) provided a PowerPoint presentation explaining the architectural features of the house, significance of the architect and builder, and why the property is significant under Historic Preservation Ordinance designation criteria 6 and 7.

Chairman Boehm called for comments from the applicant.

The property owners commented that they are interested in preserving the building because it feels warm and welcoming to them. They expressed pride in owning the historic house and hope to preserve it into perpetuity. Owner Yah Yah Cason noted that he grew up in Baltimore City, Maryland and lived in a Victorian house owned by his grandfather. Mr. Cason and his wife had been looking for a house for almost three years until they found the house at 909 Schiele Avenue.

Chairman Boehm opened public comment.

Mike Sodergren, Preservation Action Council San Jose, expressed appreciation that California offers the Mills Act which incentivizes people to preserve houses that tell the story of San José and provides a way for property owners to underwrite that preservation work. for the preservation of the house and suggested underwriting the ten-year preservation work plan. Preservation Action Council San Jose robustly supported the applications and recommended approval by the City Council.

Chairman Boehm noted that he reviewed the history of the house and noted there were improvements made in 1996, including an addition to the rear. He inquired if a second chimney was added at that time. Krista Van Laan, project consultant, stated that the previous owner restored the house and she could not recall but that there is a smaller chimney on the rear. Chairman Boehm inquired whether the windows were original. Ms. Van Laan responded that the windows had been replicated in design and materials when the house was restored, but the stained-glass transom window and most of the trim and casings on the front of the house are original. Chairman Boehm commented about the placement of the plaque and affirmed its placement near the sidewalk. He inquired about the owners plans for landscaping and Mr. Cason noted there is a 2 foot-deep area in front of the house where the owners plan to plant bushes. Chairman Boehm inquired about the owners' plan for additions and the condition of the foundation. Mr. Cason responded that no work on the exterior is planned and there do not appear to be any glaring issues with the foundation which has already been replaced. Chairman Boehm inquired when the building was last tented for termite treatment. Mr. Cason responded that it was done when the house was purchased. Chairman Boehm referred to the proposed 10-Year Preservation Plan and inquired why the house would need to be fumigated every five years. Mr. Cason responded that termites were noted in the home inspection report prior to purchase and it is included as a precaution. Ms. Peak clarified that the 1996 work on the house was only permitted through a building permit and was not reviewed by the HLC or for conformance with the Your Old House guidelines. Chairman Boehm recommended the owners consider landscaping and Mr. Cason noted that they have a photograph of the historic appearance of the front yard.

Chairman Boehm called for commissioner discussion.

Commissioners Janke commented that when he has out of town visitors who are

interested in historic places, he always takes them to Schiele Avenue which has wonderful examples of Victorian era architecture. He would also take architectural history students there for field trips. Commissioner Janke also congratulated the owners for having a heartfelt attitude towards and buildings and commented that the owners' efforts will be greatly appreciated.

Commissioner Camuso echoed the comments of Commissioner Janke, noting that the house is a wonderful example and the owners are enthusiastic. He wished the owners luck and happiness in their new home, and noted the project consultant assisting with the application and research is well qualified.

Commissioner Arnold made a motion to approve the staff recommendations and the motion was seconded by Commissioner Janke. Chairman Boehm made a friendly amendment to the motion to add that the owners be given flexibility on the 10-Year Preservation Plan to allow amendment in Year 5 or 10 to provide an option to carry out alternate work. The Historic Landmarks Commission voted 6-0-1 (Commissioner Royer absent) to approve the motion.

- b. [HL23-002 & MA23-002](#): Applications for designation of 340 North 3rd Street (Chase House) as a City Landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of an historic nature and for a Historical Property (Mills Act) Contract between the City of San José and the property owners (David Tam and Sunny Wang). Council District: 3. **CEQA**: Exempt pursuant to CEQA Guidelines Section 15331 for Historical Resources and Rehabilitation.

PROJECT MANAGER, RINA SHAH

STAFF RECOMMENDATION: STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CITY COUNCIL THAT:

- 1. ADOPT A RESOLUTION DESIGNATING 340 NORTH 3RD STREET (CHASE HOUSE) AS A CITY LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF AN HISTORIC NATURE; AND**
- 2. ADOPT A RESOLUTION APPROVING THE HISTORICAL PROPERTY (MILLS ACT) CONTRACT BETWEEN THE CITY OF SAN JOSÉ AND PROPERTY OWNERS DAVID TAM AND SUNNY WANG FOR THE PROPERTY LOCATED AT 340 NORTH 3RD STREET.**

Chairman Boehm introduced the item. Rina Shah, Project Manager, provided an overview of the staff report including the property location, history, significance and architectural features of the house and the Historic Preservation Ordinance findings required for the landmark designation and Mills Act contract. She highlighted the proposed location of the City Landmark plaque on the front fence adjacent to the sidewalk. The project historic resources consultant, Franklin Maggi, (Archives and Architecture) provided a PowerPoint presentation highlighting history and significance of property, and applicable Historic Preservation Ordinance designation criteria.

Chairman Boehm called for commissioner questions.

Chairman Boehm inquired whether there had been an inspection of the foundation of the house. Property owner David Tam responded that a home inspection report was prepared when the property was purchased last year and no issues were noted with the

perimeter foundation. Chairman Boehm inquired the owner had received an estimate for the foundation bolting and Mr. Tam responded that he has not received a formal estimate but believed the rough estimate would be approximately \$10,000. He commented that when he purchased the house he did not know that it is located in the Hensley Historic District. Then Mr. Tam spoke with his immediate neighbor who has spent his whole life preserving his house, he gave him a tour and he realized how much work he has put into the restoration. Mr. Tam explained that this motivated him to preserve the house and apply for the landmark designation and a Mills Act contract. Chairman Boehm inquired if the owner lived in the house and Mr. Tam responded it is occupied by his son and they plan to retain the house for at least 10 years.

Chairman Boehm opened public comment.

Mike Sodergren, Preservation Action Council San Jose, commended the owners for deciding to designate the property and apply for a Mills Act contract. He commented that it is a blessing to have the Mills Act in the state of California, and he noted that the City and County of San Francisco is considering a 10-year limit to its Mills Act and it is beneficial that San José does not have a time limit. Mr. Sodergren commented that the house is likely sided with original old-growth redwood and recommended that the replacement in the areas where there is dry rot would be done with redwood as well. David Tam, the property owner, responded that most of the siding is redwood and is in relatively good condition. He stated that where replacement is needed, it would be done with the same type of material, or as close as possible, as the existing. Chairman Boehm commented that there may be a way to protect the original redwood siding and the owner responded that the original siding would be protected to prevent deterioration. Commissioner Janke suggested if the siding is replaced, the redwood material could be back-sawed with linear grooves down the center and the siding should be primed before installation. In addition, after the siding is painted, it should be properly caulked to seal it and painted to keep it weathertight. Mr. Sodergren expressed interest in whether insurance companies offer a better rate to houses restricted by a Mills Act contract due to the contractual requirement to maintain the house.

Paul Soto commented that he appreciated being introduced to the original property owners – Mr. and Mrs. Chase. He commented that Mr. Chase was definitely a “somebody” with 600 acres of land he managed. Mr. Soto noted the size of the daily harvest which was between 1,500 and 1,750 tons. He likened landmarks to a reference point by which to measure our social, economic, and political being. Mr. Soto commented that the Chicano and Mexicans were deprived of the ability to acquire property and did not have the benefit of being able to establish the same kinds of histories and legacy as Mr. Chase. He challenged the commission to expand upon the definition of historical landmark and that it includes spaces, places, and people that were instrumental in creating a history that is just as valid and merits just as much acknowledgment as Mr. Chase and his contributions. Mr. Soto commented that the contributions of the Chicano, low rider community and the farmworkers movement are significant enough to merit just acknowledgment.

Chairman Boehm called for commissioner discussion.

Commissioner Camuso commented that the house is another wonderful example of Queen Anne style architecture and Mr. Tam is fortunate to own the property and have Archives and Architecture working with him on the application. He noted that the owner has a nextdoor neighbor who is one of the most passionate preservationists in the city of

San José who has been in the neighborhood since the early 1970s, has restored and maintained his home, and provided valuable input and advice to the owner.

Commissioner Janke commented that the house is an example of spaces, places and people because it is the first house owned by Elmer and Edith Chase and Mr. Chase was a former San Jose mayor and council member.

Chairman Boehm echoed the comments of Commission Janke and amplified the information provided by Archives and Architecture, noting that the property is eligible under multiple landmark significance criteria.

Commissioner Janke made a motion to approve the staff recommendations and the motion was seconded by Commissioner Arnold. The Historic Landmarks Commission voted 5-0-1 (Commissioner Brown recused herself, Commissioner Royer absent) to approve the motion.

- c. **MA23-003:** Application for a Historical Property (Mills Act) Contract between the City of San José and the property owner (200 Edenvale Avenue Hotel Owner LLC) for the property located at 200 Edenvale Avenue (Hayes Mansion). Council District: 2. **CEQA:** Exempt pursuant to CEQA Guidelines Section 15331 for Historical Resources and Rehabilitation.

PROJECT MANAGER, RINA SHAH

STAFF RECOMMENDATION: STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION RECOMMEND TO THE CITY COUNCIL THAT:

- 1. ADOPT A RESOLUTION APPROVING THE HISTORICAL PROPERTY (MILLS ACT) CONTRACT BETWEEN THE CITY OF SAN JOSÉ AND PROPERTY OWNER 200 EDENVALE AVENUE HOTEL OWNER LLC FOR THE PROPERTY LOCATED AT 200 EDENVALE AVENUE.**

Chairman Boehm introduced the item. Rina Shah, Project Manager, provided an overview of the staff report including the prior City Landmark designation, significance of the house and the Historic Preservation Ordinance findings required for the Mills Act contract. The project applicant, JMA Ventures (Kevin Morgan), provided a PowerPoint presentation highlighting the Hayes Mansion history and the history wall in the main building of the hotel (downstairs next to Junior Ballroom), and the 10-Year Preservation Plan.

Chairman Boehm opened public comment.

Mike Sodergren, Preservation Action Council San Jose, expressed appreciation to the owner for taking the step to preserve this San José asset. He inquired about the path forward to profitability/full activation for the property and whether Preservation Action Council San Jose could play a part in that. Mr. Sodergren applauded the state of California for enacting the Mills Act legislation so that it can provide such property tax benefits and that the property tax savings would be put towards the renovation of the property. Chairman Boehm inquired if there is a designated day when the Hayes Mansion is open to the public to tour. Mr. Morgan responded that the hotel is open 24-7, overview information on the history of the property and a more in-depth brochure are available to visitors and some of the front desk staff are trained on the Hayes Mansion history. He noted that there is no specific day, but anyone is welcome to visit and the staff should be more than accommodating in showing people around. Mr. Morgan commented

that they are interested in showing of the history of Hayes Mansion and the asset. He responded that while JMA Ventures invested over \$20 million in the renovation of the property, the company is confident in the long-term future of San José. Mr. Morgan commented that not many people knew about Hayes Mansion which excited the company to promote it, with Hilton being the hotel brand under a long-term contract.

Paul Soto commented that E.A. (Everis) Hayes and his brother were the publishers and in charge of the San Jose Mercury News and they dictated what the public knew about world events and how they were discussed. He also commented that Mary Hayes Chenoweth was a spiritualist and a contemporary of Sarah Winchester. Mr. Soto commented that E.A. Hayes was a member of the Native Sons of the Golden West, which was a proponent of the internment of the Japanese in California during World War II. He commented that history needs to be presented comprehensively and the history presented at the Hayes Mansion is not the full history and context. Mr. Soto also commented that Hayes's family members were Masons and connected to subversive networks that were not using the democratic process to get things done. He commented that the original house on the property burned down and was an example of Gothic Revival style architecture. Mr. Soto commented that a high level of integrity should be maintained with the city's history.

Chairman Boehm called for commissioner comment.

Commissioner Arnold commented that Jacob Overton was the major-domo for the family and ran everything related to the work of the old Hayes mansion (not the farming aspect). She noted that Overton was an African American man who held his position until he died, and little is written about him. Commissioner Arnold suggested that the significance of Jacob Overton be added to the Hayes Mansion history wall.

Commissioner Ayala commented that it is positive that JMA Ventures views the Hayes Mansion as the significant asset it is and supported money saved in property taxes being used to rehabilitate the building. She noted the 10-Year Preservation Plan stated in Year 3 that the wood paneling and stained-glass windows would be replaced when the applicant stated they would be repaired and restored. The applicant clarified that this was an oversight/error and the intent would be to repair the features.

Commissioner Brown noted that a parlor in the mansion is named after Mary Hayes Chynoweth's son Everis Anson "Red" Hayes (and Senator James Phelan) who was a member of the Native Sons of the Golden West which advocated for the internment of the Japanese during World War II. She commented that it would be a pertinent fact to consider when naming something as a historical asset in our community and she expressed interest in knowing more about this connection.

Commissioner Brown made a motion to approve the staff recommendation and the motion was seconded by Commissioner Camuso. The Historic Landmarks Commission voted 6-0-1 (Commissioner Royer absent) to approve the motion.

4. PLANNING REFERRALS

No Items

5. GENERAL BUSINESS

- a. [Modifications to the San José Historic Resource Inventory](#). *Deferred from 10/4/23.*
PROJECT MANAGER, DANA PEAK EDWARDS

STAFF RECOMMENDATION: STAFF RECOMMENDS THAT THE HISTORIC LANDMARKS COMMISSION ADD THE FOLLOWING PROPERTIES TO THE HISTORIC RESOURCES INVENTORY:

CANDIDATE CITY LANDMARK (CCL)

1. **900 SOUTH 2ND STREET (APN 472-16-039) DEFERRED FROM 8/02/2023 AND 10/04/2023**

STRUCTURE OF MERIT (SM)

2. **88 EAST HUMBOLDT STREET (APN 477-01-043) DEFERRED FROM 8/02/2023 AND 10/04/2023**
3. **165 EAST HUMBOLDT STREET (APN 477-01-057) DEFERRED FROM 8/02/2023 AND 10/04/2023**

ELIGIBLE FOR NATIONAL REGISTER (ENR), ELIGIBLE CALIFORNIA REGISTER (ECR) AND CANDIDATE CITY LANDMARK (CCL)

4. **1052 SOUTH 1ST STREET (APN 472-16-045) PART OF 1010 SOUTH 1ST STREET (APN 472-16-061) ADDED TO THE HISTORIC RESOURCES INVENTORY ON 8/02/2023 DEFERRED FROM 10/04/2023**

Dana Peak Edwards, Historic Preservation Officer, provided a summary of the staff report. She noted that on August 2, 2023, the commission deferred action on the listing of 900 South 2nd Street, 88 East Humboldt Street and 165 East Humboldt Street to the October 4, 2023 Historic Landmarks Commission meeting. The October meeting was cancelled and action by the commission was deferred to November 1, 2023. Ms. Peak Edwards stated that one additional property, 1052 South 1st Street, was previously overlooked and recommended for listing in the Historic Resources Inventory. She stated that the property was documented and evaluated by Page & Turnbull on DPR 523 series forms and is part of First National Bank of San José at 1010 South 1st Street that was listed in the Historic Resources Inventory by the commission on June 7, 2023 as Eligible for National Register (ENR), Eligible for California Register (ECR), Candidate City Landmark (CCL). Ms. Peak Edwards noted the parcel contains the southern portion of the bank building, as well as landscape features and together the two parcels make up the whole eligible property. She stated that all the properties proposed for listing were independently reviewed by the City's Historic Preservation Officer, and concurrence with the consultant findings made. Ms. Peak Edwards noted that on September 15, 2023 Planning staff mailed written notice to the property owners and occupants of the buildings recommended for listing at the October 4, 2023 Historic Landmarks Commission meeting. The October meeting was cancelled with the posted agenda stating deferral to November 1, 2023. Ms. Peak Edwards stated that on September 28, 2023 staff emailed those property owners that provided contact information at the August 2, 2023 meeting (owners of 88 East Humboldt Street and 900 South 2nd Street) to notify them of the meeting cancellation and deferral to the November 1, 2023 HLC meeting and no responses were received.

Chairman Boehm opened public comment.

Mike Sodergren, Preservation Action Council San Jose, commented that there were a lot of emotions expressed at the August 2, 2023 meeting regarding the listing of 900 South 2nd Street and he spoke with the owner to try to put her mind at ease and convey that her ability to expand the back of the property would not be restricted. He thought the City's Historic Preservation Officer was going to reach out and he did not know if that happened or if the property owner was present at the meeting. Mr. Sodergren commented that he recalled the commission talked about putting together material explaining what it does and does not mean when properties are listed on the Historic Resources Inventory. He suggested that be done to put people more at ease.

Paul Soto expressed appreciation for the proposed additions. He commented that the properties are located in his barrio and he grew up around the buildings. Mr. Soto commented that his little league baseball coach lived in the house next door to 88 East Humboldt Street and his mother was in a hold up at the Bank of the West when it was robbed and a local store owner who helped the community was killed in the parking lot. He commented that the importance of memorializing these places are also for those reasons which is what he meant when he talked about the history in the spaces, places and people. Mr. Soto commented that people from the barrios know their history and their neighborhoods and they know what happened there. He commented that when properties are proposed for listing people and come to the meeting and expand upon the knowledge of the place beyond the architecture. Mr. Soto noted that is important work to do and that at the Chapel of Flowers he has said goodbye and grieved the loss of community and family members.

Susan Salmon, property owner of 900 South 2nd Street (Chapel of Flowers), thanked Mike Sodergren and Paul Soto for their insight and noted she is out of the country on a family vacation. She commented that she is scared of the proposed listing and it is an emotional issue for her. Ms. Salmon commented that her property taxes have gone up from \$3,000 to \$84,000 a year and she is struggling. She stated that her family has owned the business for more than fifty years, she has been a part of it for 28 years and is proud of it. Ms. Salmon commented that things are changing, the community and the money around the community is changing and what people do it changing which makes the business aspect difficult. She requested that consideration of her property be deferred because she wanted to seek out more legal advice. Ms. Salmon commented that she has family issues as well and has lost five family members in the last 2.5 years. Chairman Boehm noted that the property has been determined to be a Candidate City Landmark and landmark designation would make the property eligible for a Mills Act contract.

Chairman Boehm called for commissioner comments.

Commissioner Janke commented that a more comprehensive handout in plain language could be prepared that would articulate the pros and cons of owning a landmark or candidate city landmark. He commented that it might help people that are reticent to go through the process to feel more comfortable with it and even embrace it. The suggestion was echoed by Chairman Boehm.

Commissioner Ayala referred to the owner of 900 South 2nd Street and commented the owner has a good point that more clarity is needed in terms of costs. She inquired what would it mean to the commission if the listing were deferred like setback any processes or timelines. Commissioner Ayala requested additional information about the parking lot

proposed for listing. Ms. Peak Edwards responded that 1052 South 1st Street was inadvertently left off when 1010 South 1st Street was listed by the commission and the DPR523 forms prepared for First National Bank of San José included both parcels. She reported that 1052 South 1st Street contains a portion of the bank building and landscape features. Ms. Peak Edwards commented that deferral would be an option for the commission and noted that the proposed listing has been deferred twice and staff had not been contacted by the owner to obtain additional information.

Commissioner Arnold commented that the property owner was highly emotional at the August meeting, but also recognizes that staff has a lot on their plate. She recommended another deferral due to the circumstances of the owner.

Commissioner Janke made a motion to approve the staff recommendation with the exception of 900 South 2nd Street which would be deferred until December. Commissioner Brown made a friendly amendment and recommended that the owner be granted additional time, until February 7, 2024. Commissioner Arnold seconded the motion and the Historic Landmarks Commission voted 6-0-1 (Commissioner Royer absent) to approve the motion.

Commissioner Boehm recommended that the property owner investigate the possibility of applying for a Mills Act contract.

b. **Standing Committee for the Recognition of Culturally Diverse Properties**

STAFF RECOMMENDATION: DISCUSS DRAFT WORK PROGRAM AND IMPLEMENTATION STRATEGIES.

Commissioner Arnold, Chair of the Standing Committee for the Recognition of Culturally Diverse Properties, presented a PowerPoint presentation to introduce the commission to the project and past work accomplished. She stated the goal of the project is to identify landmarks of historical and cultural significance in San José and the object is to create an organized and methodical approach to the outreach and planning process to develop a plan of action, and to identify and evaluate our current resources. Commissioner Arnold outlined how her process was developed and shared a draft 4-year plan. She pointed out that the framework for the plan is the San José Historic Context themes and periods. Ms. Peak Edwards commented that the website for the Citywide Historic Context and Survey has been updated and the final documents are now posted. Chairman Boehm inquired why the timeline started at 1846 (not the Spanish period) and even buildings that are no longer present should be marked. Ms. Peak Edwards responded that San José would need to prepare focused historic contexts to identify and evaluate pre-1846 sites associated with native peoples and history where the buildings are no longer extant. Commissioner Arnold noted that the plan is a starting point. Chairman Boehm inquired if there were any concrete steps and Commissioner Arnold responded that those would be developed.

Commissioner Janke suggested developing parameters for defining culturally diverse properties and volunteered to be part of the standing committee.

Mike Sodergren, Preservation Action Council San Jose, commented that what moves people is the culture and the organization has tried to use associated buildings as a platform or stage for telling the cultural stories. He pointed out the example of First AME church which has deep and rich history. Mr. Sodergren thanked Commissioner Arnold for her work and offered the assistance of Preservation Action Council San Jose.

Commissioner Arnold mentioned the rich history of the Prayer Garden in the context of Japantown.

c. **2024 Santa Clara County Preservation Alliance Awards Night**

STAFF RECOMMENDATION: ACCEPT REPORT FROM CHAIRMAN BOEHM AND DISCUSS PARTICIPATION BY THE HISTORIC LANDMARKS COMMISSION IN THE EVENT.

Chairman Boehm presented a summary of report which describes the rationale for commission participation in the Santa Clara County Preservation Alliance Awards Night which is scheduled for May 17, 2024 at History Park.

The commission requested that a Standing Committee to select a Historic Landmarks Commission award nominee for Preservation Alliance Awards Night be agendized for the December meeting.

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

No Items

7. OPEN FORUM

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. If you have joined by teleconference and wish to speak on one of these items, please use the 'raise hand' feature in Zoom or press *9 from a touch tone phone to raise a hand to speak.

Mike Sodergren, Preservation Action Council San Jose, commented on the Mills Act and suggested that knowledgeable legal attorneys would be valuable in advising potential applicants. He suggested that focus be placed on the conversion of office buildings to residential use.

Chairman Boehm expressed appreciation to staff for the 2023 Annual Historic Landmarks Retreat and the topics and speakers selected.

8. GOOD AND WELFARE

a. **Report from Secretary, Planning Commission, and City Council**

- i. Verbal update on the status of Planning approvals by the City Council, Planning Commission and Planning Director of projects with a historic resource component.

Ms. Peak Edwards reported that the Rules Committee of the City Council voted to advance the initiation of the landmark designation for Grace Baptist Church, but no City Council date has been selected.

- ii. Summary of communications received by the Historic Landmarks Commission.

No communications received.

iii. Next Meeting is December 6, 2023, in San Jose City Hall, Wing Rooms 118, 119, 120.

b. Report from Committees

i. Design Review Subcommittee: No meeting was held on Thursday, September 21, 2023, or October 19, 2023. The next meeting is scheduled for Thursday, November 16, 2023, at 11:00 a.m.

c. Approval of Action Minutes

i. **Recommendation:** Approval of Action Minutes for the Historic Landmarks Commission Meeting of September 6, 2023. Deferred from 10/4/23.

Commissioner Arnold made a motion of approve the Action Minutes for the September 6, 2023 Historic Landmarks Commission meeting. The motion was seconded by Commissioner Camuso and the Historic Landmarks Commission voted 5-0-2 (Commissioners Ayala and Royer absent) to approve the minutes as written.

d. Status of Circulating Environmental Documents

No items

ADJOURNMENT

Meeting adjourned at 9:11 p.m.