



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Christopher Burton

SUBJECT: See Below

DATE: June 1, 2026

COUNCIL DISTRICT: 3

SUBJECT: HL25-001 & MA25-001 – City Landmark Designation and Historical Property (Mills Act) Contract for Property Located at 647 South Sixth Street

RECOMMENDATION

The Historic Landmarks Commission voted 5-0-2 (Chair Commissioner Royer and Commissioner Arnold absent) to recommend that the City Council:

- (a) Adopt a resolution designating 647 South Sixth Street as a City Landmark for its special historical, architectural, cultural, aesthetic, and engineering significance.
- (b) Adopt a resolution approving a Historical Property Contract (Mills Act) between the City of San José and property owner Xiangzhou (William) Wang.

SUMMARY AND OUTCOME

Approval of the landmark designation and Mills Act Contract for 647 South Sixth Street would support the Historic Preservation goals of the Envision San José 2040 General Plan and Chapter 13.48 of the San José Municipal Code. The property is a well-preserved 1897 Neoclassical Revival residence designed by the prominent architectural firm Wolfe & McKenzie, with notable architectural detailing attributed to Charles McKenzie.

The Mills Act Contract would support the long-term preservation, rehabilitation, and maintenance of the property by providing reduced property taxes in exchange for the owner's commitment to reinvest at least 10 percent of tax savings into preservation activities over a minimum ten-year term.

BACKGROUND

Landmark Designation

The landmark designation application for 647 South Sixth Street was initiated by the property owner. Under the San José Municipal Code, the City Council may designate a property as a landmark if it demonstrates special historical, architectural, cultural, aesthetic, or engineering significance.

Mills Act Contract

The Mills Act is a state program that allows local governments to enter into contracts with owners of qualified historic properties to encourage preservation through property tax incentives. In San José, only designated City Landmarks are eligible. Mills Act Contracts require property owners to maintain and rehabilitate the historic resource in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City's preservation guidelines. The minimum contract term is ten years and renews annually unless terminated.

ANALYSIS

Landmark Designation

A qualified historic resources consultant evaluated the property and concluded that it qualifies for landmark designation under five significance criteria. On May 6, 2026, the Historic Landmarks Commission reviewed the documentation and evaluation that supports the recommendation to the City Council and determined that the property meets five of the eight landmark significance criteria under Section 13.48.110(H) of the Municipal Code, specifically Criteria 1, 4, 6, 7, and 8 as outlined below.

Criterion 1 Historical and Cultural Significance

The property contributes to the historic character of the Reed City Landmark Historic District and reflects late 19th-century residential development patterns in San José. It is recognized as a Contributing Structure and Structure of Merit in the City's Historic Resource Inventory.

Criterion 4 Representation of San José Heritage

The property exemplifies San José's historic residential growth and urban development during a period of transition from an agricultural community to an urbanized city. Its continued integrity contributes to understanding the city's social and economic evolution.

Criterion 6 Architectural Significance

The house is an excellent example of Neoclassical Revival architecture, featuring a cross-hipped roof, projecting front gable, two-story porch, decorative shingle

cladding, dentils, ornamental plasterwork, and other character-defining architectural details.

Criterion 7 Association with Influential Architects

The home was designed by Wolfe & McKenzie, a highly influential regional architectural firm responsible for hundreds of residences in San José and the surrounding area. The design also reflects the early contributions of Charles McKenzie.

Criterion 8 Design and Craftsmanship

The property demonstrates a high level of architectural craftsmanship and design quality, including complex roof forms, refined detailing, and preservation of original character-defining features.

Mills Act Contract

The proposed Mills Act Contract is consistent with the Envision San José 2040 General Plan and Historic Preservation policies because it would promote preservation and rehabilitation of a historically significant structure and would require annual reinvestment of at least 10 percent of property tax savings into the property. Approval would provide additional protection for the historic structure beyond standard landmark regulations by requiring implementation of a ten-year preservation work plan, including:

1. Installation of a commemorative bronze plaque and repair of concrete steps at the front of the property;
2. Repair or replacement of exterior decorative moldings;
3. Repair of exterior wood doors and roof crown moldings;
4. Repair of wood windows and installation of screens;
5. Repair and repainting of exterior siding;
6. Basement waterproofing and utility upgrades;
7. Repair of interior staircase and flooring;
8. Plumbing and electrical upgrades;
9. Restoration of exterior stairs, porch, handrails, baseboards, trim, and wood siding; and
10. Repainting of the entire exterior.

Policy Alternatives

The City Council could deny the landmark designation, in which case the property would remain listed as a Contributing Structure within the Reed City Landmark District but would not qualify for a Mills Act Contract.

The City Council could also deny the Mills Act Contract, which would eliminate the owner's obligation to reinvest tax savings into preservation and maintenance.

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Climate Smart San José Analysis

Approval of the landmark designation and Mills Act Contract would support Climate Smart San José goals by promoting building reuse and avoiding embodied carbon emissions associated with demolition and new construction. Preservation of existing historic buildings is recognized as an effective strategy for reducing greenhouse gas emissions.

EVALUATION AND FOLLOW-UP

If the landmark designation resolution is approved, the City Clerk shall promptly provide the property owner with a certified copy of the City Council resolution in accordance with the notice procedures set forth in Section 13.48.110 of the San José Municipal Code. The City Clerk shall also record the resolution with the Office of the Recorder for the County of Santa Clara and distribute certified copies to the Director of Planning, Building and Code Enforcement, the Director of Public Works, the Building Official, and the occupants of the property.

If the Mills Act Contract resolution is approved, the City Clerk shall promptly provide the property owner(s) of the landmark property with a certified copy of the City Council resolution. The City Clerk shall also transmit a certified copy of the resolution to the Director of Planning. Within twenty days following execution of the Historical Property Contract, the City Clerk shall record a copy of the contract with the Santa Clara County Recorder's Office.

COORDINATION

This memorandum was coordinated with the City Attorney's Office.

PUBLIC OUTREACH

This memorandum will be posted on the City Council Agenda website in advance of the June 23, 2026, City Council meeting.

Staff complied with the public noticing requirements of Section 13.48.110 of the San José Municipal Code. Notice of the public hearing was published in a local newspaper and posted at the project site. Information regarding the landmark designation and Mills Act Contract applications, including details of the associated public hearings, was also made available on the Planning Division website, and staff remained available to respond to inquiries.

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The Historic Landmarks Commission conducted a public hearing on May 6, 2026. There was no public comment on the item.

BOARD, COMMISSION, COMMITTEE RECOMMENDATION AND INPUT

On May 6, 2026, the Historic Landmarks Commission held a public hearing on the landmark designation and Mills Act Contract applications (Attachment). The Historic Landmarks Commission discussed the proposed preservation work outlined in the 10-Year Preservation Plan and recommended several modifications, including concrete steps repair at the front and removing the incompatible tile on the interior front porch walls and cladding with wood siding, to match original design. The applicant supported the recommended revisions. Staff incorporated the recommended revisions into the amended plan, which will be included as an exhibit in the Mills Act Contract. The Historic Landmarks Commission voted 5-0-2 (Chair Commissioner Royer and Commissioner Arnold absent) to recommend approval of the landmark designation and Mills Act Contract applications to the City Council.

CEQA

The project has been determined to be exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15331, which applies to projects involving the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historic resources. The proposed work is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and would not result in significant adverse impacts to the subject property or surrounding properties.

PUBLIC SUBSIDY REPORTING

This item does not include a public subsidy as defined in Section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

/s/

Christopher Burton,
Director of Planning, Building, and
Code Enforcement

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For questions, please contact Dana Peak Edwards, Principal Planner, Historic Preservation Officer, Planning, Building, and Code Enforcement Department, at dana.peak@sanjoseca.gov or (408) 534-2990.

ATTACHMENT:

May 6, 2026, Historic Landmarks Commission Staff Report with Attachments



HISTORIC LANDMARKS COMMISSION STAFF REPORT

File Nos.	HL25-001 and MA25-001
Application Type	City Landmark Designation and Historical Property (Mills Act) Contract
Applicant	William Wang
Location	647 South 6th Street
APN	472-25-072
Zoning District	R-M Multiple Residence
Council District	3
Historic Area	Reed Landmark District
Historic Resource Inventory	Contributing Structure
Annexation Date	March 27, 1850 (Original City)
CEQA	Exempt per CEQA Guidelines Section 15331 for Historical Resources and Rehabilitation

APPLICATION SUMMARY:

File No. HL25-001: Application for designation of 647 South 6th Street as a City Landmark of special historical, architectural, cultural, aesthetic, or engineering interest or value of a historic nature; and

File No. MA25-001: Application for Historical Property (Mills Act) Contract for 647 South 6th Street between the City of San José and the property owners.

RECOMMENDATION:

Staff recommends that the Historic Landmarks Commission recommend to the City Council approval of the following actions:

1. Adopt a resolution designating 647 South 6th Street as a City Landmark of special historical, architectural, cultural, aesthetic, or engineering interest or value of a historic nature.
2. Adopt a resolution approving the Historical Property (Mills Act) Contract for 647 South 6th Street between the City of San José and property owner Xiangzhou (William) Wang.

PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		Residential Neighborhood <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
Consistent Policies		LU-13, LU-13.6, LU-13.13, LU-13.15	
Inconsistent Policies		None	
SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	Residential Neighborhood	R-M Multiple Residence	Single-family residence
South	Residential Neighborhood	R-M Multiple Residence	Multi-family residence
East	Public/Quasi-Public	PQP Public/Quasi-Public	Lowell Elementary School and playground
West	Residential Neighborhood	R-M Multiple Residence	Single-family residence

RELATED APPROVALS	
8/01/1995	Building Permit No.1995 012694 for a basement conversion and foundation replacement.
6/20/2006	File No. HD06-155: Historic District Designation for Reed City Landmark Historic District on an approximately 25 gross-acre site.
7/22/2010	File No. SF10-016: Single Family House Permit to allow repair and replacement of an existing, second-floor porch/deck and to allow the rebuilding of the associated stairs and railings on the rear of an existing residence.
7/12/2021	File No. HP19-002: Historic Preservation Permit to allow exterior changes at the rear and side facades due to the conversion from a single-family residence to a duplex by converting the basement into a separate living unit on a 0.14-gross-acre site.
5/30/2022	File No. H19-009: Site Development Permit to allow the conversion of a 3,647-square-foot single-family residence to a 5,548-square-foot duplex, with a total addition of 181 square feet to the rear second story and attic, and the demolition of an accessory building in the rear yard for a property listed on the City’s Historic Resources Inventory as a Contributing Structure and a Structure of Merit in the Reed City Landmark District on a 0.14-gross-acre site.
11/8/2022	File No. HPAD22-025: Window restoration and replacement for the house in the Reed Historic Landmark District.

PROJECT LOCATION AND DESCRIPTION

The subject 0.14-gross-acre property located at 647 South 6th Street is situated on the west side of South 6th Street, approximately 280 feet south of East Reed Street. The site is developed with a two and a half story two-family residence with rear surface parking, accessed from the alley bisecting the block between South 6th Street and South 5th Street.

The property is surrounded by single-family residences to the north and west, single-family and two-family residences to the south, and an elementary school to the east across South Sixth Street. The property is listed on the San José Historic Resources Inventory as a Contributing Structure and a Structure of Merit and is located within the Reed City Landmark District designated in 2006.

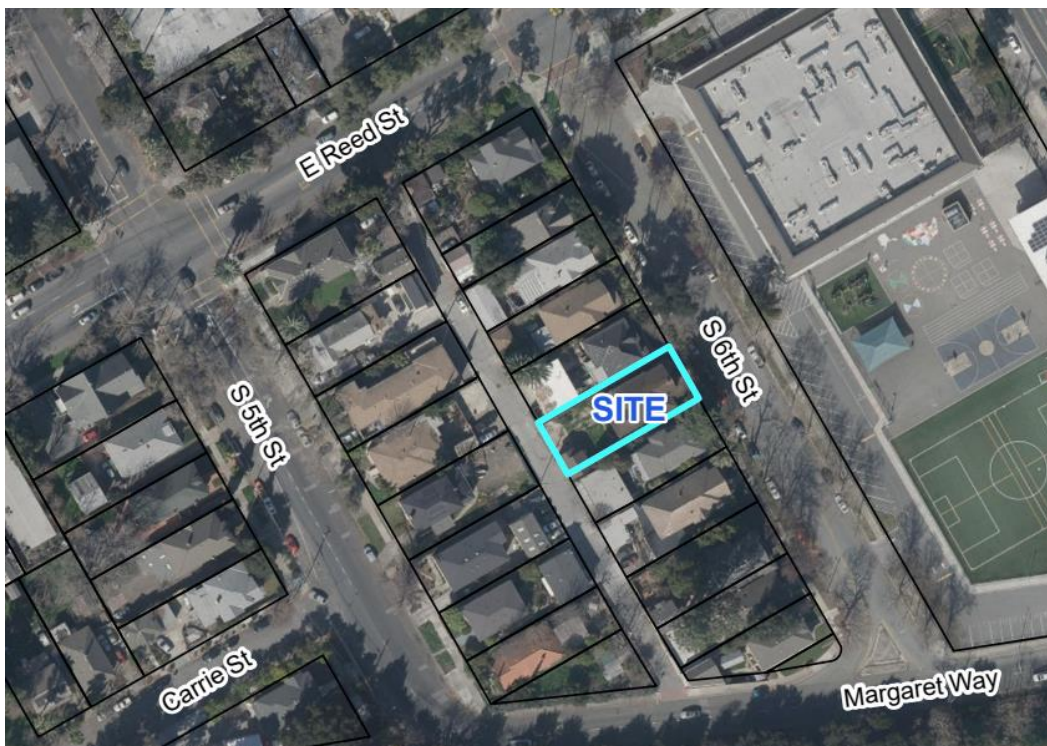


Figure 1: Location Map



Figure 2: Map of Reed City Landmark District

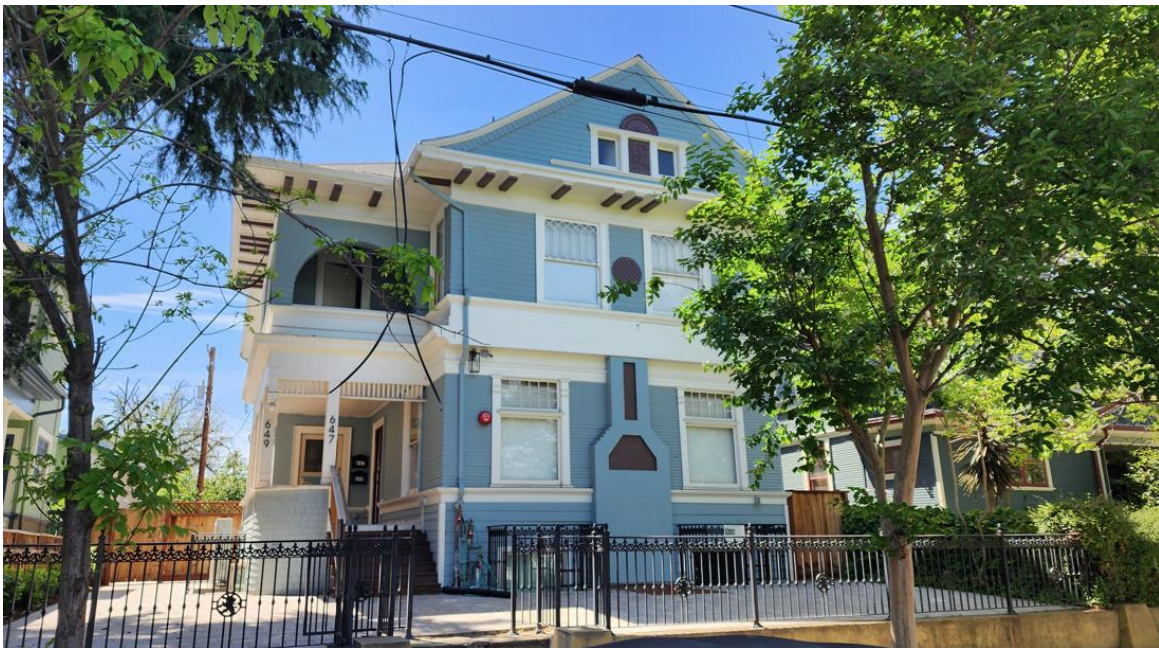


Figure 3: Front (East) Façade on South 6th Street.



Figure 4: Southeast Elevation.



Figure 5: North Elevation



Figure 6: Rear (West) Elevation

On December 9, 2025, the property owner, William Wang, submitted applications to designate the house at 647 South 6th Street as a City Landmark and to enter into a Historical Property (Mills Act) Contract to restore, rehabilitate, and maintain the property for a minimum of 10 years.

The property was documented and evaluated by a qualified historic resources consultant, Robert R. Cartier of Archaeology Resource Management. The Department of Parks and Recreation (DPR) 523 series forms are included in Attachment 1 of this memorandum. The following is a summary of the architectural description, character-defining features, and history of the building.

Built in 1897, the two-and-a-half-story house clad with horizontal wood and shingle siding is a distinctive example of the Neoclassical Revival architectural style. It was designed by regionally prominent architectural firm Wolfe and McKenzie, with detailing suggesting the prominent role of Charles McKenzie in the house's design, marking the structure as an early example of his contributions to the designs of the firm. The house was constructed by Jeremiah Wolfe, the father of Frank Delos Wolfe, one of the most prolific architects of his time. The house has rectangular massing with progressively recessed floors from top to bottom and a complex cross-hipped roof. Character-defining features include a recessed, curved porch, projecting front gable pediment including a plaster cast decorative panel with an arched sunburst above and below the front gable, boxed and enclosed eaves with decorative dentils, a central brick chimney with

decorative inset brickwork, and multi-pane upper sashes and decorative pilasters (first story) and leaded glass upper sashes (second story).

Construction History and Exterior Alterations:

- **1897:** Original construction date. Architects Wolfe & McKenzie, builder Jeremiah B. Wolfe.
- **1995:** Basement conversion to living space and foundation replacement
- **2010:** Repair and replace an existing second floor porch and deck and rebuild the associated staircase and porch at the rear of the house.
- **2021:** Exterior modifications at the rear and side facades, basement excavation to add a new living unit.
- **2022:** Window restoration and replacement for the whole house.

The house was originally constructed for Jessica and Harry Morton, who was a jeweler and optician with a store on First and San Fernando Streets. The Mortons lived in the house until 1901, when they sold the property to Dolores Fitts, a member of the prominent early Californio Pinedo and Berryessa families. She lived in the house with her husband William and their adult children. The property remained in the family until 1945, when it was sold to Adolph and Rose E. Martinez. Daughter Rose M. retained the property until 1972.

ANALYSIS

The applications for City Landmark designation and a Mills Act contract were analyzed with respect to conformance with: 1) the Envision San José 2040 General Plan; and 2) the Historic Preservation Ordinance.

Envision San José 2040 General Plan Conformance

The proposed City Landmark designation and Mills Act contract would promote the following goals and policies of the General Plan with respect to historic preservation:

Historic Preservation 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.

***Analysis:** The proposed City Landmark designation and Mills Act contract for 647 South 6th Street would promote a greater sense of historical awareness of the early twentieth-century construction methods and architectural characteristics of the Neoclassical-style house.*

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

***Analysis:** City Landmark designation would require a Historic Preservation Permit for exterior changes to the house and ancillary construction on the lot. The work would need to conform with the requirements of the Historic Preservation Ordinance, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and "Your Old House Guide for Preserving*

San José Homes.” *The Mills Act contract would require the property owner to commit to a ten-year work plan to invest in the maintenance and rehabilitation of the house. These requirements would support Historic Preservation Policy LU-13.6.*

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.

Analysis: A Mills Act Contract for 647 South 6th Street would implement Historic Preservation Policy LU -13.13 by utilizing a property tax incentive to foster the preservation and rehabilitation of the house, which has architectural significance as a Neoclassical revival style house constructed in 1897.

Historic Preservation Policy LU-13.15: Implement City, State, and Federal historic preservation laws, regulations, and codes to ensure the adequate protection of historic resources.

Analysis: City Landmark designation and a Mills Act contract for 647 South 6th Street would implement Historic Preservation Ordinance Parts 2 and 4 and would require the property owner to commit to investing in the maintenance and rehabilitation of the house and to conduct the work in conformance with the Secretary of the Interior’s Standards for the Treatment of Historic Properties to ensure the protection of the historic resource.

Historic Preservation Ordinance Conformance for City Landmark Designation

In accordance with Historic Preservation Ordinance Section 13.48.110(H), the Historic Landmarks Commission should consider, among other relevant factors, the following eight criteria in making the findings that a proposed Landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of a historical nature:

1. Its character, interest, or value as part of the local, regional, state, or national history, heritage, or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship that represents a significant architectural innovation or which is unique.

Based on the documentation and evaluation of the property by a qualified historic resources consultant, Robert Cartier of Archaeological Resource Management, against the significance criteria for landmark designation, the property at 647 South 6th Street is eligible under five of the

eight significance criteria, specifically Criteria 1, 4, 6, 7, and 8. The draft resolution to designate the property is included in Attachment 2 of this report.

Criterion 1: Its character, interest, or value as part of the local, regional, state, or national history, heritage, or culture.

Analysis: The property located at 647 S. 6th Street is situated within the Reed City Landmark Historic District, a California Register–eligible historic district, and is listed in the City of San José Historic Resource Inventory as a Contributing Structure and Structure of Merit. In addition to its district-level significance, the property appears individually eligible for designation as a City Landmark.

The structure retains historical value as a representative example of late 19th-century residential development in San José. It is particularly notable within the context of architect-designed residences in the Reed Historic District, reflecting the architectural character and patterns of residential growth during this formative period in the city’s development. As such, the property contributes to an understanding of the local historical and cultural heritage, especially in relation to the evolution of residential neighborhoods in central San José.

Criterion 4: Its exemplification of the cultural, economic, social, or historic heritage of the city of San José.

Analysis: The structure at 647 South 6th Street exemplifies the historic heritage of the City of San José as a representation of the city’s late 19th-century residential expansion and urban development. Constructed during a period of significant growth, the property reflects broader patterns of neighborhood formation and the transition of San José from a primarily agricultural community to a more urbanized city.

Its location within the Reed City Landmark Historic District further underscores its association with an area characterized by early planned residential development and architect-designed homes that catered to a growing middle- and upper-income population. As such, the structure illustrates the social and economic evolution of San José during this period, including shifts in residential design, land use patterns, and community development.

Through its continued presence and integrity within the district, the property contributes to an understanding of the cultural and historical context that shaped San José’s residential neighborhoods and urban identity.

Criterion 6: Its embodiment of distinguishing characteristics of an architectural type or specimen.

Analysis: The residence at 647 South 6th Street embodies the distinguishing characteristics of the Neoclassical Revival architectural style as expressed in residential construction in San José. The building exhibits a high level of architectural integrity and craftsmanship, and represents a strong local example of this stylistic tradition.

Character-defining features include a cross-hipped roof configuration with a prominent projecting front gable, as well as a two-story porch that emphasizes symmetry and verticality—key elements associated with the Neoclassical Revival style. The structure also incorporates a combination of horizontal siding and decorative shingle cladding, contributing to its textural variation.

Decorative detailing further reinforces its architectural significance, including boxed eaves with patterned dentils, a wood scale medallion, and ornamental plasterwork such as cast panels and a sunburst motif. Collectively, these features exemplify the application of classical design principles and ornamentation in late 19th- to early 20th-century residential architecture in San José. As such, the property represents an excellent and well-preserved example of the Neoclassical Revival style, clearly conveying the defining characteristics of this architectural type.

Criterion 7: Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José.

Analysis: The structure was designed by the prominent architectural firm Wolfe & McKenzie, with its architectural detailing indicating the significant involvement of Charles McKenzie in the design. As such, the building represents an early example of McKenzie's individual contributions within the firm. Wolfe & McKenzie exerted a substantial influence on domestic architecture in San José and the surrounding region, having designed hundreds of residences. This structure, therefore, reflects both the firm's broader impact on local residential development and the emergence of McKenzie's architectural voice within that legacy.

Criterion 8: Its embodiment of elements of architectural or engineering design, detail, materials, or craftsmanship that represents a significant architectural innovation or is unique.

Analysis: The residence at 647 South 6th Street embodies notable elements of architectural design and craftsmanship that reflect an early expression of the Neoclassical Revival style in residential construction in San José. While the style itself is not inherently rare, the property demonstrates a sophisticated and well-executed composition that distinguishes it within the local context.

The structure incorporates a complex roof form, including a cross-hipped configuration with a projecting front gable, as well as a prominent second-story projection that adds dimensionality and visual emphasis to the primary façade. These elements, combined with refined detailing and the integration of multiple materials, reflect a high level of design consideration and craftsmanship.

Overall, the minor modifications and additions to the rear facade of the structure do not appear to have significantly impacted the historic integrity of the historic resource. Additionally, all character-defining features of the structure have been retained.

Although the building may not represent a singular architectural innovation in the broader sense, its design exhibits a distinctive and relatively uncommon level of architectural articulation for residential properties of its period in San José. As such, the property may be considered notable for its design quality and execution, even if it is not strictly unique or pioneering.

Historic Preservation Ordinance Conformance for Mills Act Contract

The Mills Act is state legislation that grants cities and counties the authority to enter into contracts with the owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief. In the City of San José, qualified historic properties are those that have been designated as a City Landmark. Property taxes are recalculated using a formula in the Mills Act and the Revenue and Taxation Code.

The minimum duration for a Mills Act Contract is ten years. Mills Act contracts renew automatically every year after the initial ten-year period unless the property owner or City opts to end the contract. Mills Act contracts include a schedule of proposed maintenance and improvements that the owner agrees to complete. Such proposed maintenance and improvements are typically spread over ten years. All work is required to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and "*Your Old House Guide for Preserving San José Homes*." The purpose of the Mills Act is to provide a long-term incentive for the restoration, rehabilitation, and preservation of historic buildings that obligates current and future owners to the maintenance and care of the property.

Required Findings of Mills Act Contract (Historical Property Contract)

Part 4 of the Historic Preservation Ordinance establishes a procedure for the administration of Mills Act (Historical Property) contracts pursuant to Section 50280 et seq. of the California Government Code, as amended, known as the California Mills Act of 1972.

Section 13.48.540 of the Historic Preservation Ordinance sets forth the findings the City Council may approve a historical property contract. Outlined below are the required findings followed by staff analysis. The draft resolution to approve the Historical Property (Mills Act) Contract is included in this memorandum as Attachment 3.

- **The proposed contract is consistent with the General Plan.**

Analysis: The preservation and rehabilitation of City Landmarks advance the goals of the Envision San José 2040 General Plan, specifically Historic Preservation Goal 13 and Policies LU-13.6, LU-13.13, and LU-13.15. The Mills Act contract, in conjunction with the City Landmark designation, would advance Historic Preservation Goal 13 by promoting a greater sense of awareness of the late 19th- to early 20th-century construction methods and architectural characteristics of Neoclassical Revival-style buildings in San José and preserving a sense of place in its setting in the Reed City Landmark District. The Mills Act contract would require the property owner to commit to a ten-year work plan to invest in the maintenance and rehabilitation of the house. In conjunction with the City Landmark designation, the work would be required to conform with the Historic Preservation Ordinance, the Secretary of the Interior's Standards for the Treatment of Historic Properties, and "Your Old House Guide for Preserving San José Homes." These requirements would support Historic Preservation Policy LU-13.6. The Mills Act contract would implement Historic Preservation Policy LU-13.13 by utilizing a property tax incentive to foster the preservation and rehabilitation of the house which has architectural significance as represented in its Neoclassical Revival style. Both the landmark designation and the Mills Act contract would advance Historic Preservation Policy LU-13.15 by implementing Historic Preservation Ordinance Parts 2 and 4 and requiring the property owner to invest in the maintenance and rehabilitation of the house and to conduct the work in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties to ensure protection of the historic resource.

- **The proposed contract would provide greater protection for the landmark property than is otherwise provided by the provisions of Municipal Code Chapter 13.48.**

Analysis: The Mills Act contract would provide greater protection for the City Landmark because the Historical Property Contract includes a schedule of maintenance and improvements that the owner would agree to complete the following over a ten-year period:

Year 1: Install a historic bronze plaque to display in front of the house.

Year 2: Repair/Replace the exterior decorative moldings at exterior walls and roof to match the existing.

Year 3: Repair exterior wood doors/parts, and repair/replace roof crown moldings.

Year 4: Repair wood windows and install screens.

Year 5: Repair/repaint exterior siding that is replaced to match the existing.

Year 6: Repair the basement waterproofing, HVAC, electric, and plumbing upgrades, as necessary.

Year 7: Repair the interior wood staircase and flooring.

Year 8: Plumbing and electrical upgrades as necessary.

Year 9: Repair the exterior stair, porch, handrail, baseboard, and trim to their original conditions.

Year 10: Repaint the exterior of the whole house.

- **The proposed contract complies with the required provisions of the Historical Property Contracts listed above.**

Analysis: The proposed Historical Property Contract includes a description of the landmark property; a minimum contract period of ten years; specific conditions requiring preservation of the landmark property including the required 10-year work plan as outlined above and conformance with the Secretary of the Interior Standards for Rehabilitation, the California State Historical Building Code, and the requirements of the City; provision for the periodic examination of the interior and exterior of the landmark property for at least five years by the City of San José and the County of Santa Clara to determine the owner's compliance with the contract; a requirement that the property owner(s) annually expend an amount equal to a minimum of ten percent of the tax savings attributed to the contract to the preservation and maintenance of the landmark property, and make this documentation available to the City of San José at the time of the periodic examination; a provision that the contract is binding and applies to all successors in interest to the owner(s) who entered into the contract; and a provision requiring recordation of the contract with the Santa Clara County recorder's office within six months of the effective date of the contract.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The proposed project is exempt from provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15331 of the State CEQA Guidelines. 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.

PUBLIC HEARING NOTIFICATION

Staff followed the public notification requirements of Section 13.48.110 of the San José Municipal Code. A notice of this hearing appeared in a newspaper of general record at least 10 days prior to the hearing, a mailing of the notice to the property owner and occupants, and posting the notification of the hearing along the frontage of the site. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

Project Manager: Rina Shah

Approved by: /s/ Manira Sandhir, Deputy Director for Christopher Burton, Planning, Building, & Code Enforcement Director

Attachments:
1. State Department of Parks and Recreation forms (DPR 523 series), prepared by Robert R. Cartier, Archaeological Resource Management, February 18, 2026
2. Draft Resolution for HL25-001
3. Draft Resolution for MA25-001
4. 10-Year Preservation Plan for MA25-001

Owner/Applicant Address:
William Wang 1656 Channing Avenue Palo Alto, CA 94303