

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE DESIGNATING, PURSUANT TO THE PROVISIONS OF CHAPTER 13.48 OF TITLE 13 OF THE SAN JOSE MUNICIPAL CODE, THE DOOBIE BROTHERS HOUSE, LOCATED AT 285 S. 12TH STREET, AS A CITY LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE

**FILE NO. HL21-001
APN: 467-41-054**

WHEREAS, Chapter 13.48 of Title 13 of the San José Municipal Code provides for the designation of structures and/or sites of special historical, architectural, cultural, aesthetic or engineering interest or value of a historical nature as landmarks by the City Council of the City of San José; and

WHEREAS, said Chapter 13.48 of Title 13 provides that any historic property can be nominated for designation as a City Landmark by the City Council, the Historic Landmarks Commission, or by application of the owner or the authorized agent of the owner of the property for which designation is requested; and

WHEREAS, the Director of Planning, Building and Code Enforcement initiated the procedure pursuant to said Chapter 13.48 of Title 13 for consideration of such landmark designation for “The Doobie Brothers House” located at 285 South 12th Street; and

WHEREAS, said Chapter 13.48 of Title 13 provides that before this Council may designate any building as a landmark, it shall hold at least one public hearing on such proposed designation, and that before it holds said public hearing, the Director of Planning, Building and Code Enforcement shall set the public hearing of said proposed landmark designation to the Historic Landmarks Commission of the City of San José for

its consideration at a public hearing and for its report and recommendation thereon; and

WHEREAS, within the time and in the manner provided by Chapter 13.48 of Title 13, the Historic Landmarks Commission did, on August 4, 2021 at 6:30 p.m., conduct a public hearing on said landmark designation and recommend approval of the designation of "The Doobie Brothers House," located at 285 South 12th Street, described hereinafter in Section 1 of this Resolution, as a landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of a historic nature and made certain findings with respect thereto; and

WHEREAS, a copy of the City of San José Historic Landmark Nomination Form No. HL21-001 upon which such recommendation was made is on file in the Planning Division of the City of San José and available for review at 200 East Santa Clara Street, 3rd Floor, San José, CA, 94513, and on the Department of Planning, Building and Code Enforcement webpage (www.sanjoseca.gov); and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Director of Planning, Building and Code Enforcement gave notice that on August 24, 2021 at 1:30 p.m., or as soon thereafter as said matter could be heard, this Council would, in the City Hall of the City of San José, 200 East Santa Clara Street, San José, California, hold a public hearing on said landmark designation, at which hearing any and all persons interested in said proposed designation could appear and avail themselves of an opportunity to be heard and to present their views with respect to said proposed designation; and

WHEREAS, the subject property is all that real property located within the City of San José at 285 South 12th Street and described in Exhibit "A," which exhibit is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, at the aforesaid time and place set for hearing, or to which the hearing was continued, this Council duly met, convened, and gave all persons full opportunity to be heard and present their views with respect to said proposed landmark designation;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN JOSE AS FOLLOWS:

SECTION 1. In accordance with the provisions of Chapter 13.48 of Title 13 of the San José Municipal Code, the Historic Preservation Ordinance, this Council does hereby designate the hereinafter described “The Doobie Brothers House,” located at 285 South 12th Street, as a landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature.

SECTION 2. Said designation is based on the following four of the eight criteria of the Historic Preservation Ordinance:

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

Analysis: The house built in 1907 was designed by Wesley Warren Hastings and reflects the Early Arts and Crafts Movement. The house built for Louis Normandin who was an automobile dealer and a successful businessman. His father, Amos Normandin, originally a blacksmith from Montreal, had established the Pacific Carriage Factory in 1875 in San José. Louis Normandin and his friends bought the company in 1903 and expanded it to sell automobiles, thereby contributing to the local automobile industry in San José. Louis Normandin was an early graduate of Santa Clara University and moved into the house in 1908 where he lived with his wife Estelle and their two children until 1920. His established automobile dealership business, renamed to Normandin in 1931, is associated with the Chrysler Corporation, which has been in business for 146

years. The automobile dealership is located today at 900 Capitol Expressway Auto Mall.

The house has been occupied by various groups of people but is often referred to as the house in which the world-renowned rock-and-roll band, the Doobie Brothers, got its start. The house was the residence of Doobie Brothers founder Tom Johnston from 1969 to 1973. Johnston wrote some of the band's best-known songs at this location.

- **Criterion 3:** *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

Analysis: The property is closely identified with Louis Normandin, who lived in the house with his wife and children from 1908 to 1920 and contributed to the development of San José as one of the oldest automobile dealers in the United States. Normandin promoted car travel and aviation in San José.

The property is also closely identified with Tom Johnston, drummer John Hartman, bass player Dave Shogren, and guitarist Pat Simmons of the legendary rock-and-roll band the Doobie Brothers, who lived in the house from 1969 to 1973 and this period has been recognized in magazines, radio programs, and interviews as being critical to the early development of the rock-n-roll band and its success, thereby contributing to the cultural history of San José.

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

Analysis: The house embodies distinguishing characteristics of the Craftsman-style California bungalow popular in the early twentieth-century era of residential architectural design. While not the biggest nor grandest house designed by architect Wesley Warren Hastings, the house is an early representation of the

Craftsman style that dominated the small house market in the early 1900s, with architectural features such as the large side porch, with battered columns and recessed double entrances, deep overhanging eaves with exposed rafter tails, knee braces below a decorative front bargeboard and under the overhanging front gable, and bay windows on three sides of the house reflecting an early Arts and Crafts Movement design.

- **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 subject property contributes to the uniqueness of the Naglee Park area as the work of a twentieth-century San José architect, Wesley Warren Hastings, who is locally recognized as a master architect whose work influenced the physical development of San José. The house was built by Alfred Hastings, who is responsible for building many significant homes in San José. Under the business name of A. W. Hastings & Son, the father-son pair designed and built a number of distinctive residences between 1904 and 1910 in the Reed City Landmark District, Naglee Park, and other neighborhoods in San José, and were responsible for designing and building the City Landmark house at 198 South 13th Street and Clarence Letcher house at 101 South Sixteenth Street.

SECTION 3. The City Clerk is hereby directed to notify those persons designated in San José Municipal Code Section 13.48.110, Subsection L, in the manner specified by said Section and to direct the recordation of a Notice of Granting of this resolution in the Office of the Recorder of the County of Santa Clara.

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ADOPTED this ____ day of _____, 2021, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI TABER, CMC
City Clerk

EXHIBIT "A"

**LEGAL DESCRIPTION
FOR
THE DOOBIE BROTHERS HOUSE
285 S. 12TH STREET
SAN JOSE, CA 95112**

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The Southerly 40 feet of Lot 10, Block 53, Map of Naglee Park Tract, in the City of San Jose, County of Santa Clara, State of California, filed February 10, 1905, Book K of Maps, Page 41, Santa Clara County Records, described as follows:

Beginning on the Westerly line of Twelfth Street, formerly Whitney Street, distant thereon 50 feet Northerly of the Northerly line of San Carlos Street; thence from said Point of Beginning, Northerly along said line of Twelfth Street, 40 feet; thence at right angles Westerly, parallel with said line of San Carlos Street, 130.92 feet; thence at right angles Southerly, parallel with said line of Twelfth Street, 40 feet; thence at right angles Easterly parallel with said line of San Carlos Street, 130.92 feet to the Point of Beginning.

Assessor's Parcel Numbers(s): 467-41-054