



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

SUBJECT: SEE BELOW

FROM: Historic Landmarks
Commission

DATE: August 16, 2021

COUNCIL DISTRICT: 3

SUBJECT: CITY LANDMARK DESIGNATION (FILE NO. HL21-001) AND HISTORICAL PROPERTY (MILLS ACT) CONTRACT (FILE NO. MA21-001) FOR “THE DOOBIE BROTHERS HOUSE” AT 285 SOUTH 12TH STREET

RECOMMENDATION

The Historic Landmarks Commission voted unanimously on August 4, 2021 to recommend that the City Council:

- a. Adopt a resolution designating 285 South 12th Street (“Doobie Brothers House) as a City Landmark of special historic, architectural, aesthetic or engineering interest, or value of a historic nature; and
- b. Adopt a resolution to approve the Historical Property Contract (Mills Act Contract) between the City of San José and property owners, John and Lauren White, for the property located at 285 South 12th Street (APN: 467-41-054) on a 0.12-gross acre site.

OUTCOME

Designation of the subject property as a City Landmark would preserve the historic integrity of a Craftsman Bungalow and recognize its historic and architectural interest. Approval of the Mills Act Contract would result in a reduced property tax rate for the property over a ten-year period, provided that the property owner uses the property tax savings for the preservation, restoration and rehabilitation of the City Landmark.

BACKGROUND

On May 6, 2021, the property owners of 285 South 12th Street submitted an application to nominate the property as a City Landmark and if designated, to enter into a Mills Act Contract.

On August 4, 2021, the Historic Landmarks Commission (HLC) held a public hearing on the applications. Seven members of the community provided comment at the public hearing in support of the proposed City Landmark designation. The speakers included San José residents, journalists, and a radio host interested in San José, the city's rock-and-roll history and The Dobbie Brothers. Speakers were excited about the designation and supported the house's associations with historical events and people who made significant contributions to local culture. One speaker stated that he is a travel writer and people often pointed out houses and places in their communities related to famous bands and rock-and-roll history and the house deserved to be part of San José's conversation. Another speaker stated that San José has shaped the world's rock and roll soundtrack and this significance includes the Doobie Brothers and the house which tells a unique story. Speakers expressed gratitude to the homeowners for preserving the house and talked about how the house is a platform for storytelling and bringing history to life. One speaker realized that the architect of the house was the same architect who designed his house. Neighbors stated they are proud of the house and its residents.

HLC members appreciated the connections the house represented that bridge the twentieth and twenty-first centuries, and the history connected with musical culture. It was noted that the project has a great combination of architectural history, a well-researched historic report, and committed property owners.

The HLC made the findings that 285 South 12th Street meets the City Landmark designation criteria in Section 13.48.110(H) and the Historical Property Contract requirements of Section 13.48.540 of the San José Municipal Code, and unanimously recommended that the City Council approve the City Landmark designation and the Mills Act Contract.

For further details about the HLC public hearing, please refer to the attached draft minutes (Attachment 2).

ANALYSIS

285 South 12th Street qualifies for City Landmark designation because it meets the following four of the eight designation criteria in Section 13.48.110(H) of the San José Municipal Code:

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

The house constructed in 1907 was designed by Wesley Warren Hastings and reflects the Early Arts and Crafts Movement. The house was 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. Johnson 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.

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.

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, 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.

The subject property contributes to the uniqueness of the Naglee Park Conservation 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 16th Street.

285 South 12th Street qualifies for a Historical Property Contract because it meets the following criteria in Section 13.48.540 of the San José Municipal Code:

The proposed contract is consistent with the General Plan.

Preservation and rehabilitation of City Landmarks advances the goals of the Envision San José 2040 General Plan, specifically Historic Preservation Goal 13 and Policies LU-13.6 and LU-13.13. The Mills Act contract, in conjunction with the City Landmark designation, would advance Historic Preservation Goal 13 by preserving the sense of place and historic integrity of the Craftsman style bungalow, and promoting awareness of its historic architecture and associations with San Jose residents from different walks of life who lived in and maintained the house for over 100 years, and created businesses, art and music that is part of San Jose's community identity.

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 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." These requirements would address 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 historic significance in its architecture and associations with San Jose residents from different walks of life who created local businesses, art and music.

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

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

The complete analysis is contained in the attached HLC staff report.

CONCLUSION

The City Landmark designation and a Mills Act contract for 285 South 12th Street would preserve the sense of place and historic integrity of the Craftsman style bungalow and would promote awareness of its historic architecture and associations with San Jose residents from different walks of life who lived in and maintained the house for over 100 years, and created businesses, and music that is part of San Jose's community identity.

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 owners to commit to a ten-year work plan to invest in the maintenance and rehabilitation the house.

EVALUATION AND FOLLOW UP

If the Landmark application is approved, 285 South 12th Street will be designated a City Landmark and the property will be added to the Historic Resources Inventory. Future work on the exterior of the house will require the issuance of a Historic Preservation Permit and conformance with all applicable standards and guidelines.

If the Mills Act Contract is approved, the County Assessor will recalculate the property taxes using a formula in the Mills Act and Revenue and Taxation Code and the schedule of proposed maintenance as well as improvements included in the Historical Property Agreement will be completed over a ten-year period.

CLIMATE SMART SAN JOSE

The recommendation in this memorandum for File Nos. HL21-001 and MA21-001 will have no negative effect on the Climate Smart San José energy, water or mobility goals.

POLICY ALTERNATIVES

The City Council could vote to deny the City Landmark designation of 285 South 12th Street (“The Doobie Brothers House”). If the property is not designated a City Landmark, the property owners would not be required to preserve and maintain the house and it would not be eligible for a Mills Act Contract.

PUBLIC OUTREACH/INTEREST

Staff followed the public notification requirements of Section 13.48.110 of the San José Municipal Code. A public hearing notice for the project was published in a local newspaper and posted at the site. Information about the proposed designation and the associated public hearings has been made available through the Planning Division website, and staff has been available to answer questions.

COORDINATION

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

CEQA

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

/s/
Christopher Burton, Director
Planning, Building and Code Enforcement

For questions, please contact Robert Manford, Deputy Director, at (408) 535-7900

Attachments:

1. August 4, 2021 Historic Landmarks Commission Staff Report with Attachments
2. August 4, 2021 HLC Minutes
3. Legal Description



HISTORIC LANDMARKS COMMISSION STAFF REPORT

File Nos.	HL21-001 and MA21-001
Application Type	City Landmark Designation and Historical Property (Mills Act) Contract
Applicants	John and Lauren White
Location	285 South 12th Street
APN	467-41-054
Zoning District	R-1-8 Single Family Residence
Council District	3
Historic Area	Naglee Park Conservation Area
Historic Resource Inventory	Identified Structure
Annexation Date	Original City
CEQA	Exempt per CEQA Guidelines Section 15331

APPLICATION SUMMARY:

File No. HL21-001: Application for designation of 285 South 12th Street (Doobie Brothers House) as a City Landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of an historic nature; and

File No. MA21-001: Application for Historical Property (Mills Act) Contract for 285 South 12th Street between the City of San José and the property owner.

RECOMMENDATION:

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

- a. Adopt a resolution designating 285 South 12th Street (Doobie Brothers House) as a City Landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of an historic nature; and
- b. Approve the proposed Historical Property Contract for 285 South 12th Street and adopt the draft Resolution.

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	
Inconsistent Policies		None	
SURROUNDING USES			
	General Plan Land Use	Zoning	Existing Use
North	Residential Neighborhood	R-1-8 Single Family Residence	Single-family residence
South	Residential Neighborhood	R-1-8 Single Family Residence	Single-family residence
East	Residential Neighborhood	R-1-8 Single Family Residence	Single-family residence
West	Neighborhood/Community Commercial	CN Commercial Neighborhood	Restaurant, 7-Eleven

RELATED APPROVALS	
3/27/1850	Original City
8/30/1955	Building Permit No. 1955-022519 for addition of a sleeping porch
7/10/1967	Building Permit No. 1999-069931 for additions/alterations
5/11/1981	Building Permit No. 1981-027978 for kitchen remodel
7/7/1999	Building Permit No. 1999-062608 for a new accessory building
12/10/2009	Building Permit No. 2009-042017 for re-roofing
7/14/2020	Building Permit No. 2020-124887 for a new detached 336-square foot accessory dwelling unit (ADU)

PROJECT LOCATION AND DESCRIPTION

The subject property is located at 285 South 12th Street on the west side of South 12th Street, approximately 71 feet north of East San Carlos Street in the Naglee Park Conservation Area (see Figure 1). The property is surrounded by single-family houses to the north, east and south and a parking lot and related commercial uses to the west.

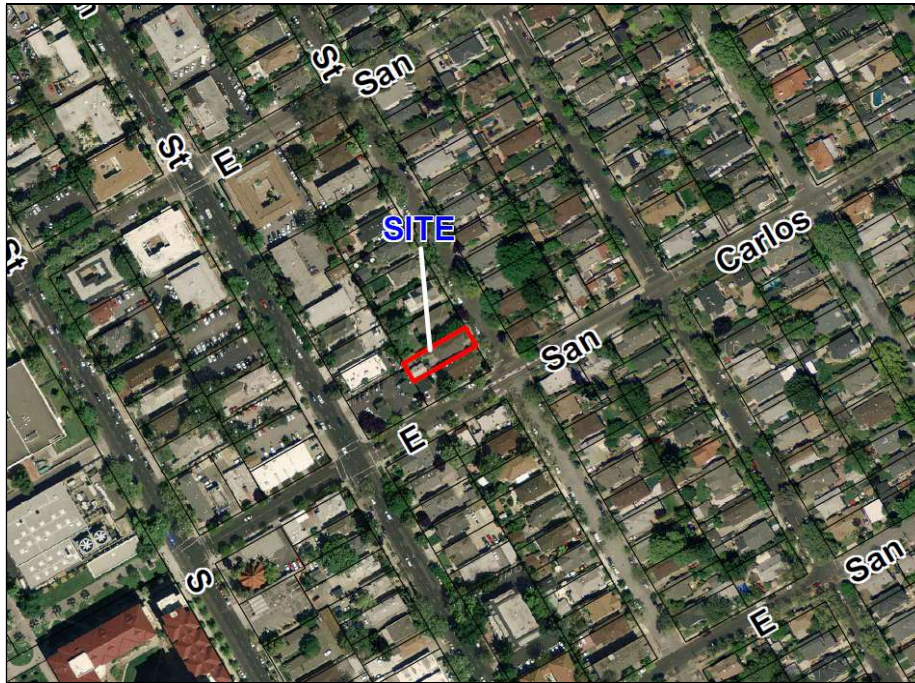


Figure 1: Location Map

On May 6, 2021, the property owners, John and Lauren White, submitted applications to designate the house at 285 South 12th Street as a City Landmark (Doobie Brothers House) and to enter into a Historical Property (Mills Act) Contract to restore, rehabilitate and maintain the property over a 10-year period.

The building proposed for City Landmark designation is a Craftsman-style house constructed in 1907 (see Figure 2, Figure 3 and Figure 4).



Figure 2: Front Façade of 285 South 12th Street



Figure 3: Front and South Façade



Figure 4: North Façade

The house is a one-story, hip and gable roof wood frame structure sheathed with composite shingle. The exterior is clad with tri-bevel wood drop siding (a single siding board seven inches wide milled to look like three beveled boards of 2 1/3 inches each). The house maintains its original wood-frame windows, trimmed with square wood casings. Most of the windows are one-over-one sash windows. In the center window of each bay are cottage windows with divided lights in the upper pane. There are two fixed pane windows with grilles of ten divided lights.

The house maintains the following character-defining features:

- Deep overhanging eaves with exposed rafter tails
- Knee braces below the front bargeboard
- Overhanging front gable supported by knee braces
- Bay windows on three sides of the house
- Side porch with battered columns and two recessed entrances

The immediate setting for the house consists of a modestly sized front yard, with shrubbery in a garden bed at the front of the house. Three large oak trees edge the northern property line. The rear yard is landscaped with paved and grassy areas, flower beds, and low fencing. The garage that was part of the original 1907 property was demolished and replaced by an accessory dwelling unit in 2020.

The house was designed by locally prominent architect Wesley Warren Hastings who designed more than 120 buildings in San Jose from 1904 to 1910, many of them located in the Naglee Park neighborhood. The house was built in 1907 by Wesley Hastings father, Alfred Hastings. The Hastings went into business together as A. W. Hastings & Son in 1904 and constructed thirty-six buildings, nearly all of them designed by Wesley Hastings.

The house was constructed for Louis Normandin, a local automobile dealer and a business man, who lived there with his wife Estelle Pinard. Normandin and his partners Peter Maloney and Fritz Campen founded automobile sales company Normandin and Campen. They obtained their first company franchise in 1915, which was Franklin Automobile. The Normandins sold the house in 1920 to Thomas Rees, a widowed gardner, who lived there with his adult daughter Adaline and her son Russell until 1934. The property was primarily used as a boarding house and a rental property until 1964, when it was sold to J.M. Haney, a painter. Haney rented the house from 1969 to 1973 to Tom Johnston, a musician and a song writer, who along with John Hartman, Dave Shogren and Pat Simmons founded the legendary rock-and-roll band, the Doobie Brothers. The residence remained unaltered throughout its various occupants. John and Lauren Simonson-White are current owners of the property.

The house is often referred to as the Doobie Brothers house where the world-renowned rock-and-roll band got its start. Doobie Brothers founder, Tom Johnston, lived in the house from 1969 to 1973 and wrote some of the band's best-known songs. The band practiced in the house and developed its signature sound at this location. During this period three Doobie Brothers record albums were released.

The identified period of significance for the property is 1907-1973, which begins with the construction of the house and its association with Louis and Estelle Normandin during the years Normandin began selling automobiles in San José and ends in 1973 when Tom Johnston, founder of the Doobie Brothers, moved out of the house.

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 promotes the following goal 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: City Landmark designation and a Mills Act contract for 285 South 12th Street would preserve the sense of place and historic integrity of the Craftman style house, and promote awareness of its historic architecture and associations with San Jose residents from different waks of life who lived in and maintained the house for over 100 years, and created businesses, and music that is part of San Jose’s community identity.

Historic Preservation Policy LU-13.6: Ensure modifications to candidate or designated landmark buildings or structures conform to the Secretary of the Interior’s Sandards 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 (HP) Permit for 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 the house. These requirements would address 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 285 South 12th 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 historic significance in its architecture and associations with San Jose residents from different waks of life who created local businesses and music.

Historic Preservation Ordinance Conformance for City Landmark Designation

In accordance with the Historic Preservation Ordinance (Municipal Code Chapter 13.48), 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 an 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 which represents a significant architectural innovation or which is unique.

Based on the documentation and evaluation of the property prepared by a qualified historic resources consultant, Krista Van Laan of Archives and Architecture, dated revised July 12, 2021, (see Attachment 1), the house at 285 South 12th Street is eligible for City Landmark designation under the following four of the eight designation criteria:

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 was 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. Johnson 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 Jose.

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.

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 Jose, 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 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 a ten-year period. 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 sets forth the findings the City Council may, but under no circumstances shall be required to, approve an historical property contract. the City Council may approve a Mills Act contract pursuant to making certain findings. Outlined below are the findings followed by staff analysis:

1. The proposed contract is consistent with the General Plan.

Analysis: Preservation and rehabilitation of City Landmarks advances the goals of the Envision San José 2040 General Plan, specifically Historic Preservation Goal 13 and Policies LU-13.6 and LU-13.13. The Mills Act contract, in conjunction with the City Landmark designation, would advance Historic Preservation Goal 13 by preserving the sense of place and historic integrity of the Craftman style house, and promoting awareness of its historic architecture and associations with San Jose residents from different walks of life who lived in and maintained the house for over 100 years, and created businesses, art and music that is part of San Jose's community identity. The Mills Act contract would require the property owner to commit to a ten-year work plan to invest in the maintenance and rehabilitation the house. In conjunction with the City Landmark designation, the work would 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." These requirements would address 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 historic significance in its architecture and associations with San Jose residents from different walks of life who created local businesses, art and music.

2. 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 the owner would agree to complete over a ten-year period. The Mills Act contract would require:

Year 1: Repair and repaint exterior wood siding on the exterior and interior wall surfaces. Install historic bronze plaque to display in front of house.

Year 2: Foundation repairs, restore fireplace and regrade the yard for soil to slope away from the house.

Year 3: Waterproof basement to prevent leaks.

Year 4: Strip paint from windows, door frames and trim to restore natural wood, varnish as necessary.

Year 5: Strip paint from windows, door frames and trim to restore natural wood, varnish as necessary.

Year 6: Replace bargeboards and front beams on house with original notched and protruding decorative ends.

Year 7: Replace and repair drainage/downspouts.

Year 8: Upgrade plumbing and electric wiring as necessary.

Year 9: Repaint exterior of the house and repair siding as necessary.

Year 10: Replace composition shingle roofing.

3. The proposed contract complies with the required provisions of 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 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 project has been determined to be exempt from the provisions of the California Environmental Quality Act per Section 15331. The project is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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, Planner

Approved by: /s/ Christopher Burton, Planning Director

Date: 7/26/2021

Attachments:

- | |
|---|
| 1. State Department of Parks and Recreation forms (DPR 523A & B), revised July 12, 2021, prepared by Krista Van Laan of Archives and Architecture |
| 2. Draft Resolution for HL21-001 |
| 3. Draft Resolution for MA21-001 |
| 4. 10-Year Preservation Plan for MA21-001 |

Owner/Applicant Address:

John and Lauren White 285 South 12th Street San Jose, CA 95112
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HL21-001 & MA21-001

Links to the Attachments

Click on the title to view document

1.	<u>State Department of Parks and Recreation forms (DPR 523A & B), revised July 12, 2021, prepared by Krista Van Laan of Archives and Architecture</u>
2.	<u>Draft Resolution for HL21-001</u>
3.	<u>Draft Resolution for MA21-001</u>
4.	<u>10-Year Preservation Plan for MA21-001</u>

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 25

*Resource Name or #: (Assigned by recorder) Doobie Brothers House

P1. Other Identifier: Louis and Estelle Normandin House

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** San José West **Date** 1980 photorevised **T.** 7S.; **R.** 1E.; Mount Diablo **B.M.**

c. Address 285 South Twelfth Street **City** San José **Zip** 95112

d. UTM: (Give more than one for large and/or linear resources) **Zone** 10S.; 599584 mE/ 4132872 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 467-41-054,

west side of South Twelfth Street between East San Carlos and East San Antonio Streets.

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

This one-story single-family residence at 285 South Twelfth Street in the Naglee Park neighborhood of San José is a Craftsman-style home designed in 1907 by the locally prominent architect Wesley Warren Hastings. Such character-defining features as deep overhanging eaves with exposed rafter tails and knee braces, an overhanging front gable above a broad bay window, and a side porch with battered columns, create a distinctive representation of early twentieth-century residential Craftsman design.

Built in 1907 for local automobile dealer Louis Normandin and his new bride Estelle Pinard, who lived there for thirteen years, and owned for over forty years by the Rees family, farmers from Ohio, the house has changed little on the exterior and has maintained its integrity these last 114 years. It is now more commonly known as the house in which the world-renowned rock-and-roll band the Doobie Brothers got its start, and where Doobie Brothers founder Tom Johnston lived from 1969 to 1973 and wrote some of the band's best-known songs.

(Continued on next page)

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single-family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



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

Front façade viewed facing west-southwest, 01/22/2021.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
1907, 114 years. *San Jose Mercury and Herald*, January 5, 1908.

***P7. Owner and Address:**

John White and Lauren Simonson-White
285 South Twelfth Street
San José, CA 95112

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

Krista Van Laan
Archives & Architecture, LLC
PO Box 1332
San José, CA 95109

***P9. Date Recorded:** 04/14/2021,
Revised 07/12/2021

***P10. Survey Type:** Intensive

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

***Attachments:** ☐ NONE ☒ Location Map ☒ Continuation Sheet ☒ Building, Structure and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

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The property is located within Naglee Park, a recognized historic residential neighborhood, currently designated as a San José Conservation Area. Naglee Park was subdivided and developed relatively quickly and consistently at the turn of the last century, creating a coherent neighborhood character. The neighborhood has maintained most of its original residential features; therefore, the house is surrounded by much of its historic setting, including adjacent houses of similar age, scale, and design, surrounding properties of a similar scale and setback, mature street trees and other landscaping, and a grid pattern of streets. South Twelfth Street runs southeast-northwest, so the property faces east-northeast; for ease of reading in this report, the property will be considered as facing nominally east.

The immediate setting for the house consists of a modestly sized front yard, with shrubbery in a garden bed at the front of the house. A grassy lawn covers most of the front yard. On the south side of the house is a driveway covered with pavers, leading to a gated fence. The paved driveway extends into the front yard in front of the porch steps on the southern side of the house, creating a walkway from the front porch steps to the sidewalk. The northern edge of the property is a narrow grassless strip beside the neighboring driveway. Close to the house, three large oak trees edge the northern property line. The verge along South Twelfth Street contains two weeping willow trees.



Front of house and yard. Viewed with camera facing southwest.

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

Primary #
HRI #
Trinomial

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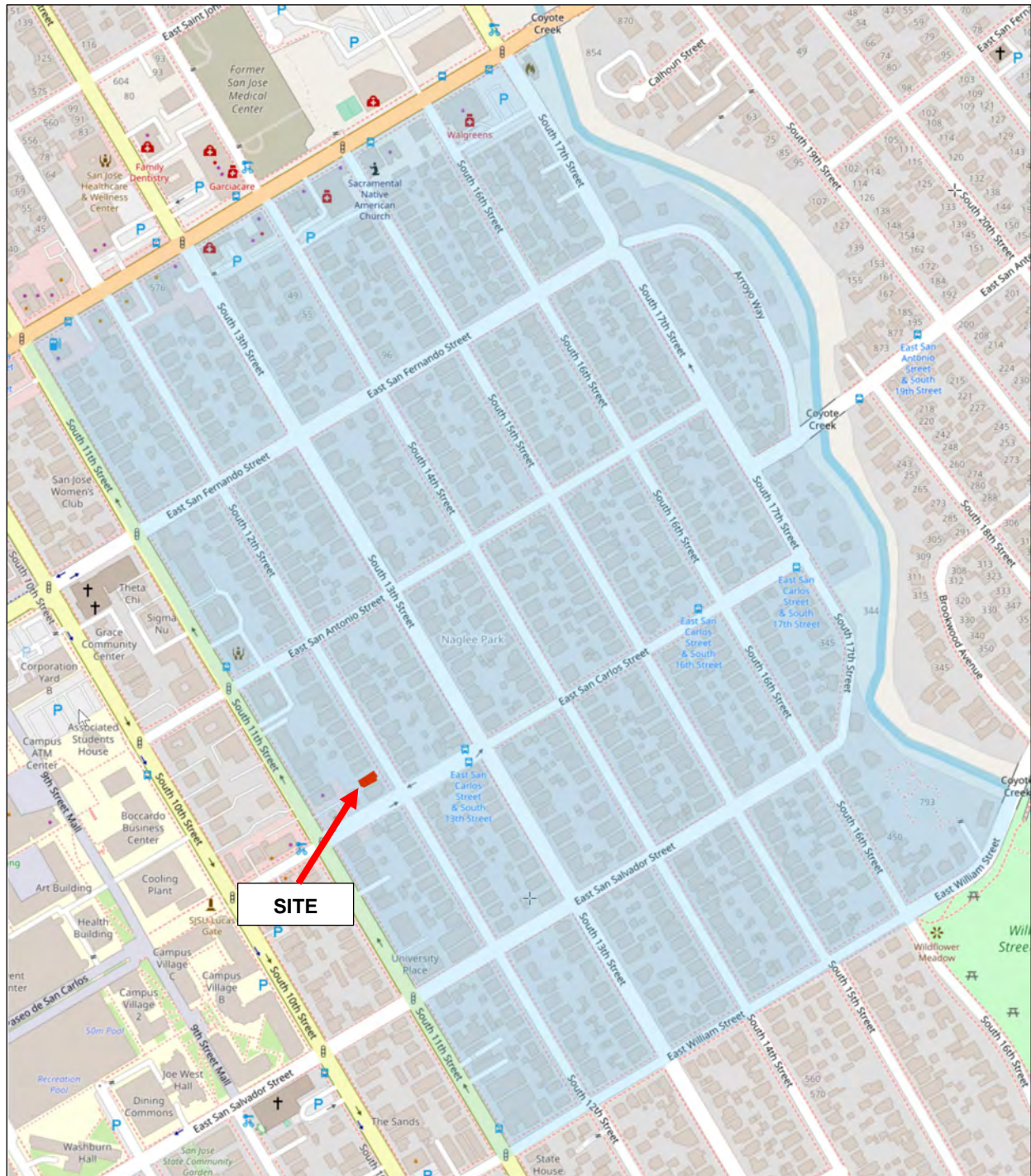
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The map shows the subject property within the Naglee Park Conservation Area.

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The rear yard is fenced, landscaped with pavers and lawn areas. The original garage is no longer extant. An accessory dwelling unit (ADU), built in 2020, extends across the rear (eastern) portion of the yard. The ADU is not to be considered as part of this nomination.

The house is a one-story wood frame structure with a moderately pitched shingled gable-on-hipped roof with deep eaves and exposed beams and rafters characteristic of the Craftsman era. The Craftsman style, which originated in southern California, was the dominant style for smaller houses from about 1905 until the early 1920s, and the subject property maintains most of its original materials and architectural details. The house, including the porch supports, is clad in narrow tri-bevel wood drop siding (a single siding board milled to look like three boards).

The front (eastern) façade features a prominent front gable cantilevered over a bay that consists of a centered 12/1 cottage window flanked by two 1/1 sash windows. The gabled roof has a bargeboard with curving ends, below which are faux beam outlookers with square blunt ends projecting from the rake edge. In the center of the gable, a vertical slatted attic vent is framed by a pair of knee braces. Faux beams protrude from below the gable's overhang, with knee braces in each corner on either side of the bay.



Front of house with paved driveway and porch. Viewed with camera facing west-southwest.

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Although the subject property has generally maintained all of its original features, early photographs show that the house originally had rafter tails protruding from under the eaves on at least three sides. The rafters have been cut short on all eaves except for those on the front gable's rake edges. The original bargeboard terminated in extended hooked curves, which have since been cut off to blunt ends. The outlookers below the gable's overhang were originally extended notched ends and have since also been blunt-cut.



*Photograph of the subject property, ca. 1907, shows the original bargeboard and rafters.
Photo courtesy of the Normandin family.*

Three shallow steps lead up to the porch entrance, with a low capped pier on the outer edge of the steps and a full-height battered (sloping) column framing the south side of the entrance. The southern side of the porch is enclosed with a capped solid balustrade with a wide horizontal opening bisected by a battered column that sits on top of the balustrade.

Offset entrances were a signature feature of architect Wesley Warren Hastings. The subject property contains two main entrance doors within a side porch. While a Craftsman house typically has a full or partial-width front porch, the porch on the subject property is on the side of the house, sheltered under the roof and extending across the front half of the southern façade. Two entrance doors are recessed within, one facing the street (east) and one facing south.

The entrance doors are a matched set of wood paneled doors, set in simple square frames with raised edge trim. The upper panels contain oval windows of what appears to be original beveled glass. The framing bead on the lower panels is an egg-and-dart design. The east-facing door is covered by a wooden screen door that may be original. A small horizontal rectangular fixed window with ten divided lites of frosted glass is on the interior porch wall.

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The two entrance doors within the porch.



Door closeup.

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Porch detail with battered columns and ten-lite window.

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The gate to the back yard is attached to the house wall to the rear of the porch. Behind the gate, the southern façade includes a bay window that echoes the shape of the bay on the front of the house, with a central cottage window flanked by 1/1 sash windows. The bay window is cantilevered, projecting outward approximately one foot above the paved ground. A horizontal fixed window and vertical sash window are on the wall west of the bay, above a row of three framed basement slider windows.



Southern elevation. Viewed with camera facing west.

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On the northern façade is a cantilevered bay window, with the same design as that on the southern elevation, containing a cottage window flanked by two 1/1 sash windows. The bays on the northern and southern elevations are asymmetrically placed; the bay on the north side is closer to the front of the house than that on the south side. East of the bay toward the house front is a horizontal rectangular fixed window with ten divided lites of frosted glass, matching the window on the southern wall within the porch. A tapered brick chimney rises from the center of northern slope of the roof. Three sash windows and basement windows of varying sizes are on the wall to the west of the bay.



Northern elevation. Viewed with camera facing south-southwest.

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The rear (western) façade of the subject property consists of a narrow entrance door with a high single-pane transom above. Multi-pane windows, most of which are in original frames, are aligned horizontally across the back. An L-shaped wing projects from the rear. Part of the rear may have been rebuilt in 1955, when a permit was taken to add a sleeping porch, and a change in the wood siding would support that. However, early Sanborn maps show that the original footprint of the house is virtually unchanged from that of today, suggesting that the wing was minimally altered, or that the porch was simply closed in.



The subject property on the 1915 Sanborn map, highlighted in green. Sanborn Fire Insurance Map from San José, Santa Clara County, California. Sanborn Map Company, ; Vol. 1, 1915. Map. https://www.loc.gov/item/sanborn00817_004/.

The yard directly at the rear of the house is paved. The paved patio area is topped with a latticed cover with Craftsman-style tapered beams, supported by rough wood square posts. This structure is loosely attached to the house and is reversible.

The rear yard is landscaped with paved and grassy areas, flower beds, and low fencing. The garage that was part of the original property has been removed and an ADU, built in 2020, extends across the western portion of the yard.

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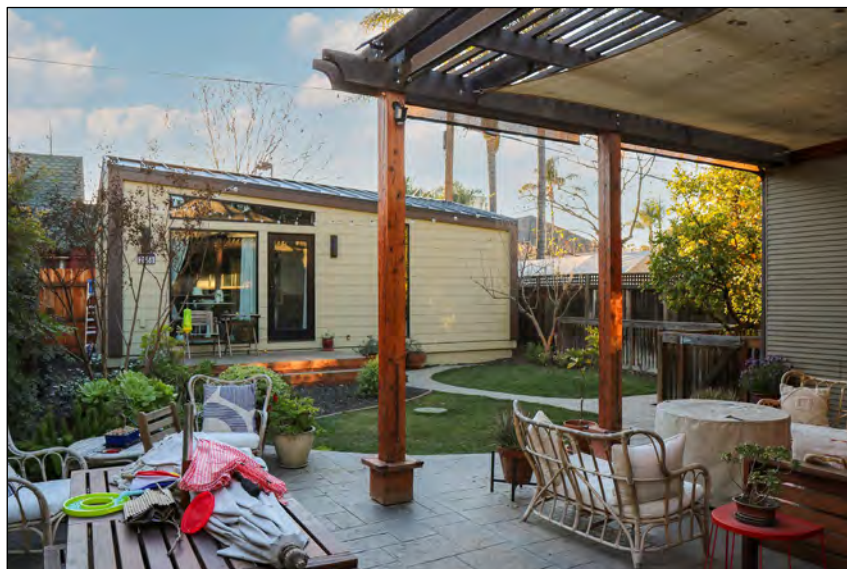
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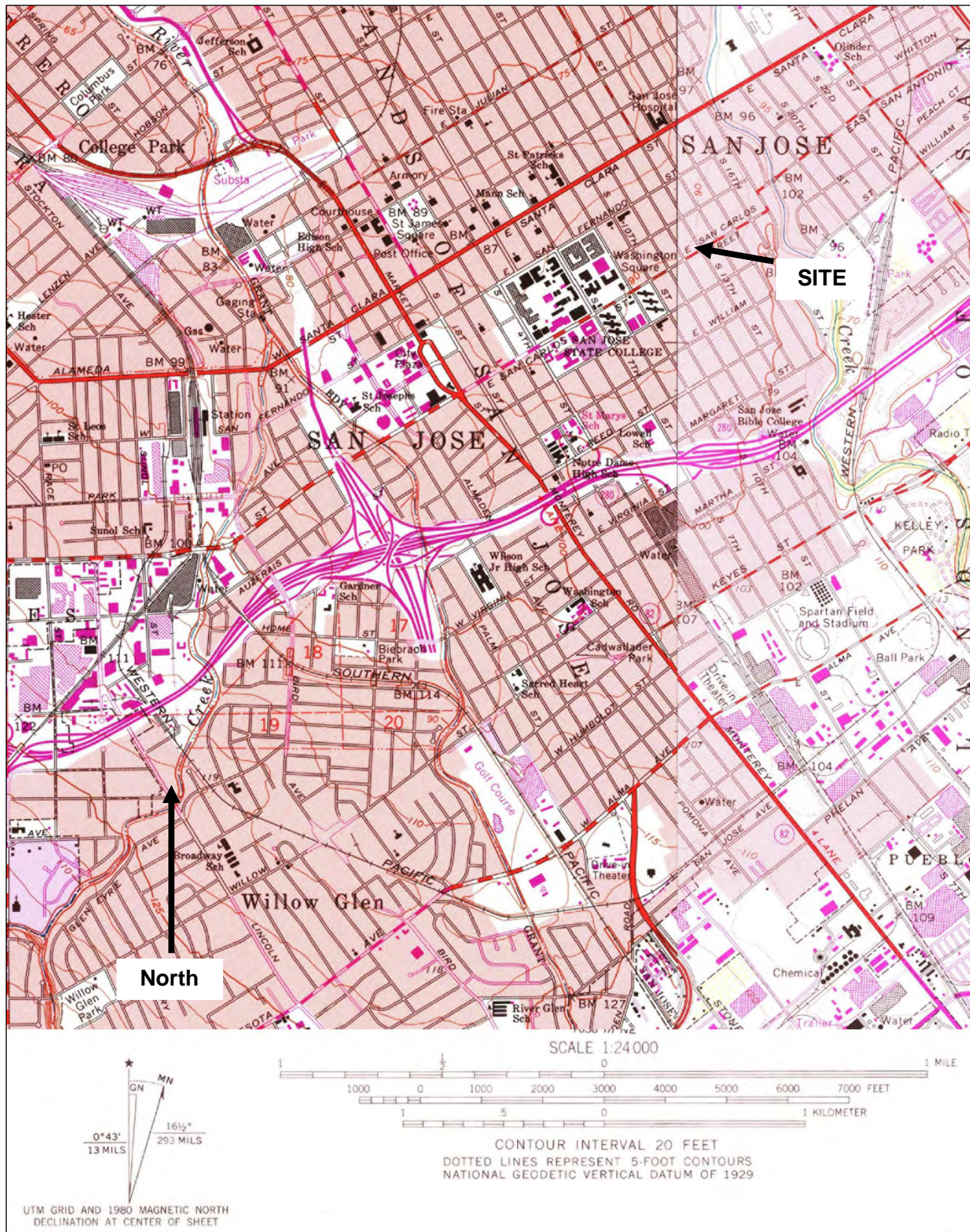


Western elevation. Viewed with camera facing northeast.



ADU in rear yard. Viewed with camera facing southwest.

The interior of the house has a high level of integrity, with high coved ceilings in nearly all the rooms and original door frames and wood moldings. The dining room has a coffered ceiling and original built-in cabinetry with a plate rail wrapping around the room. The living room exhibits some of the characteristic features of architect Wesley Warren Hastings, who often designed non-rectangular rooms with multiple angled walls. The original brick fireplace is on an angled wall in the living room, and the front bay contributes to the multi-angled shape of the room.



BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 3CS / 5S3

*Resource Name or # (Assigned by recorder) Doobie Brothers House

B1. Historic Name: Louis and Estelle Normandin House

B2. Common Name:

B3. Original use: Single-family residential

B4. Present Use: Single-family residential

*B5. Architectural Style: Craftsman

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

Construction date: 1907. Exterior alterations: Sleeping porch possible alteration (1955). Garage demolished (unknown date). Reroof (2009). ADU built in rear yard (2020).

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/A

Original Location: N/A

*B8. Related Features: None

B9a Architect: Wesley Warren Hastings

b. Builder: Alfred Hastings

*B10. Significance: Theme Architecture and Shelter

Area Naglee Park Conservation Area

Period of Significance 1907-1973

Property Type Residential

Applicable Criteria A (1), B (2), C (3)

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

The Craftsman-style house located at 285 South Twelfth Street was constructed in 1907 as a one-story single-family residence on Lot 10 of Block 53 in the Naglee Park Tract Survey No. 2. The house was designed by local architect Wesley Warren Hastings and built by his father Alfred Hastings, at a cost of \$2800, according to a January 5, 1908 article in the *San Jose Mercury Herald* in which the 1907 accomplishments of the city's architects were reviewed.

Naglee Park is a recognized historic residential neighborhood, designated in the 1980s as a San José Conservation Area. Naglee Park is a 140-acre neighborhood that was once the estate of General Henry M. Naglee, a veteran of the Civil War and local property developer during the latter part of the nineteenth century. Although originally platted within the eighty-four-block unrecorded Naglee & Sainsevain's Addition, the estate was re-surveyed with four phases of development, extending from East Santa Clara Street to East William Street and including South Eleventh Street through South Seventeenth Street, subdivided by the Naglee Park Improvement Company between 1902 and 1907. Survey No. 2, which includes the subject property, was recorded in February 1905.

Establishing the "Naglee Tract" as a prestigious urban residential subdivision with architect-designed homes, the Naglee Park Improvement Company began selling lots in March of 1902, after the first survey. The tract was built

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) N/A

*B12. References:

Ancestry.com: Census reports, San José City directory listings, and birth, marriage, draft cards, and death records from 1872-1974.

San Jose Mercury and Evening News. Issues searched from 1876-1922.

Deeds searched in Santa Clara County Clerk-Recorder's office, 1906-2020

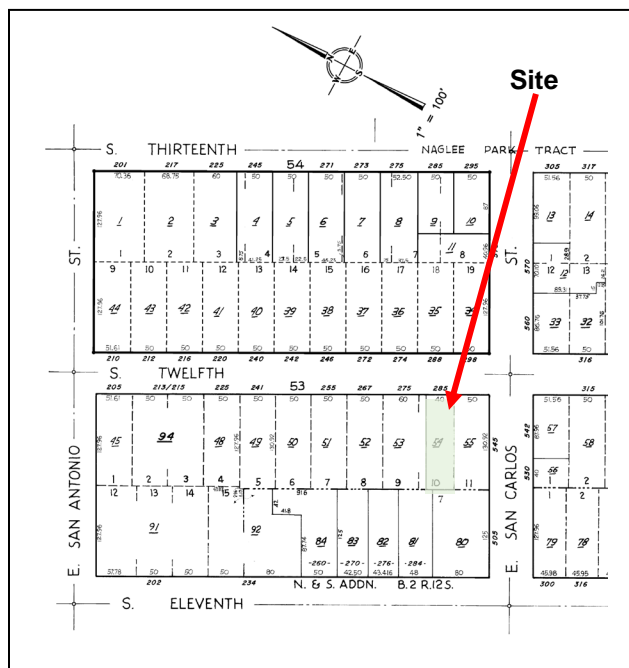
(See Bibliography on page 23)

B13. Remarks: Proposed San José City Landmark nomination

*B14. Evaluator: Krista Van Laan

*Date of Evaluation: April 14, 2021/Revised 07/12/2021.

(This space reserved for official comments.)



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out by the beginning of World War II. Today the Naglee Park neighborhood has maintained a high degree of its original residential features and historic character. The subject property is surrounded by much of its historic setting, including adjacent houses of similar age, scale, and unique design, surrounding properties of a similar scale and setbacks, mature street trees and other landscaping, and the regular pattern of the streets.

The Normandins

The house at 285 South Twelfth Street was designed and built for newlyweds Louis and Estelle Normandin. Louis Normandin was the only son of Amable “Amos” and Celina Normandin. The elder Normandin, originally a blacksmith from Montreal, was the co-founder with Frederick Hatman of the successful Pacific Carriage Factory, a carriage and harness manufacturing and sales business established in 1875. The partners later sold the business.

In 1903, Louis Normandin, not quite twenty-two years old and freshly graduated from the University of Santa Clara, partnered with friends Peter Maloney and Fritz Campen to purchase his father’s previous firm. The partners called their new business the Normandin-Campen Carriage Company.



Picture of the subject property from Louis and Estelle Normandin's photo album. Photo courtesy of the Normandin family.

Normandin was a well-known and influential businessman but also had many other interests. He bought and developed real estate. He was a transportation enthusiast—a bicycle racer who helped to found the popular Garden City Wheelmen Club, of which he was a repeat president, and an early automobile owner whose racing efforts and car trips to places like Santa Cruz were newsworthy events. He later turned his attention to airplanes and helped to start the Western Aero Club, personally leasing the airfield at Alum Rock and Capitol Avenues as its headquarters and helping to bring aviation events to San José.

Normandin was also an early camera and film devotee. Starting in the 1920s, he began carrying a movie camera with him on trips, sometimes attaching it to the back of his car while he drove. His films, many of them today in the

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possession of the California Pioneers of Santa Clara County, are historic and often unique records of not only Santa Clara County, but of Florida, Detroit, and other parts of the country during the early part of the century.

In the fall of 1906, Normandin and Campen expanded their carriage business to sell automobiles. This led to becoming the agency for the Hudson and Essex brand, and in 1911, the partners made automobiles the main line of business. In 1915, they obtained their first franchise, the Franklin automobile.



The Normandins on the front porch at 285 South Twelfth Street. L to R, front row: Celina Normandin, Louis Normandin, Estelle Pinard Normandin, Carrie Pinard. L to R, rear: Amos Normandin, Leon Pinard: Photo courtesy of the Normandin family.



Louis and Estelle Normandin with unidentified woman and man in uniform believed to be Estelle Normandin's brother Lloyd Pinard, ca 1917. Photo courtesy of the Normandin family.

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Louis and Estelle Pinard were married August 11, 1907 at St. Joseph's Church in San José. Estelle, born in 1883 to Carrie Macabee Pinard and bookkeeper/bank teller Leon Pinard, was a graduate of the College of the Notre Dame (a girls' Catholic high school today known as Notre Dame High School) who was known locally for her singing. In 1906, she was listed in the City Directory as an insurance agent at the Atlas Fire Insurance Company.

The couple moved to the house at 285 South Twelfth Street and first appear at that address in the 1908 city directory. They may have bought the lot for a good price, as it was ten feet narrower than its original surveyed size. In October of 1906, real estate salesman John Kirtland had purchased the lot to the north and managed to include an extra ten feet from lot 10 to the south, resulting in the narrowing of what would become the Normandins' parcel.

Louis and Estelle had two sons, Irving (Irv), born in 1909, and Clair, born in 1913. The family lived in the house until March 1920, when they moved to Hanchett Avenue in San José.

In 1931, Louis Normandin bought out his partners and renamed the automobile dealership Normandin. In 1933, his business became associated with the Chrysler Corporation, a relationship that remains to this day. Today, Normandin's, one of the oldest automobile dealerships in the United States, is in its 146th year of business, at 900 Capitol Expressway Auto Mall in San José.

The Reeses

Around 1921, the subject property was sold to sixty-two-year-old widower Thomas W. Rees, a native of Wales, newly arrived from Gomer, Ohio, where he had been a farmer. Rees moved into the house with his daughter Adaline and grandson Russell, and often had a boarder residing with them. Rees's brother, landscape gardener John H Rees, had resided in San José since 1907; his sister, Elizabeth Moses, and son Arthur Rees also lived in San José.

Thomas Rees listed himself alternately as a laborer or gardener in the city directories, although his 1934 obituary stated that he had come to San José to retire. After Thomas Rees's death in 1934, his daughter Adaline used the house mostly as a boarding house and rental, sometimes residing in it and sometimes not, until 1964, at which time Adaline moved to an apartment. Adaline Rees died in 1970.

The property was sold to J.M. Haney, who is listed in the city directory as a painter, and who lived at the property for three years. The house was used as a rental for at least the next ten years.

The Doobie Brothers

From 1969 to 1973, the subject property became the center of a burgeoning music scene in San José, when lead singer/guitarist Tom Johnston, drummer John Hartman, bass player Dave Shogren, and guitarist Pat Simmons founded the legendary rock-and-roll band the Doobie Brothers. Johnston rented the house at 285 South Twelfth Street during those years and wrote many of the band's best-known songs, including "Listen to the Music" and "China Grove" in its rooms. The band released three albums, two of them platinum-selling, while Johnston and sometimes Hartman were tenants at the house.

The Doobie Brothers is one of the biggest rock-and-roll bands of all time, still performing after more than fifty years. In 2020, the band, capping a half-century of accomplishment, was inducted into the Rock and Roll Hall of Fame. They have sold more than forty-eight million records worldwide, including three multi-platinum, seven platinum, and fourteen gold albums. Their 1976 album *Best of the Doobies* has sold more than twelve million copies, achieving "Diamond" status. They have released five Top 10 singles and sixteen Top 40 hits. They have won four GRAMMY™ awards.

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*The Doobie Brothers today. L to R: Pat Simmons, Tom Johnston, John McFee.
Dodger27, CC BY-SA 3.0 <<https://creativecommons.org/licenses/by-sa/3.0/>>, via Wikimedia Commons*

Lead singer and guitarist Tom Johnston was a graphic design student at San José State University when he rented the house on South Twelfth Street in 1969. Johnston, born in Visalia, California in 1948, had played the guitar, self-taught, since he was twelve years old. He attended junior college at College of the Sequoias in Visalia, then transferred to San José State. Shortly after coming to San José, he met the late Skip Spence, guitarist of the San Francisco band Moby Grape and former drummer of Jefferson Airplane, who was just one of the many musicians who congregated at Johnston's house. Spence introduced Johnston to drummer John Hartman, who became a roommate at 285 South Twelfth. In 1970, the pair met singer, guitarist, and songwriter Pat Simmons and bass player Dave Shogren, and the Doobie Brothers band was formed. The band gathered and wrote songs in the house on South Twelfth Street and practiced in the basement, while playing at venues in and around San José. They gained a particularly strong following at the legendary rock and roll bar, the Chateau Liberté in the Santa Cruz Mountains.



*The Doobie Brothers in 1974. Top row L to R: Tiran Porter, Keith Knudsen, John Hartman.
Front row L to R: Pat Simmons, Tom Johnston. Public domain.*

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This photograph, ca. 1971, shows the original band members on the front porch of the subject property at 285 South Twelfth Street. L to R: Pat Simmons, Tom Johnston, John Hartman, Dave Shogren. Photo © Jim Marshall.

Skip Spence connected the band members with a studio in San Mateo, where they cut their first album, *The Doobie Brothers*, which did not reach the charts. Success came with the second album, *Toulouse Street*, which contained the giant hit, "Listen to the Music," which Tom Johnston wrote in his bedroom on South Twelfth Street. Johnston wrote all of the original songs for *Toulouse Street*, including "Listen to the Music" and "Rockin' Down the Highway," and *The Captain and Me* with hits such as "China Grove" and "Long Train Runnin'" while living at the subject property.

Tiran Porter replaced Dave Shogren in 1971 during the making of *Toulouse Street*, and Keith Knudsen was added as a second drummer in 1973. Johnston and Hartman lived at the subject property until 1973, after which it continued to be used as a rental until around 1981. Since that year, the house has been owner-occupied.

The house at 285 South Twelfth Street is recognized both locally and nationally as the birthplace of the Doobie Brothers and has been identified in many articles and interviews covering the band's history. The house is cited in Tom Johnston's Wikipedia entry, where it is described as "a musical center for San José at the time" and about which Johnston is quoted as saying, "It didn't matter if they played B-3 or drums, guitar, bass, or horns, they all ended up in our basement."

In 2008, columnist Gary Singh wrote a column about the house in *Metro Silicon Valley*, explaining its history as the home of the Doobie Brothers in the early 1970s and stating that the property "was an institution in downtown San Jose during those years and it should be in all the books." In 2011, when Tom Johnston and Pat Simmons

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interviewed with Ward Meeker for *Vintage Guitar Magazine*, Johnston talked about the house and reiterated that he had written "Listen to the Music," in his bedroom there. A 2019 interview with Stephen Wilt of St. Bonaventure University WSBU Radio features a photograph of the South Twelfth Street house, calling it "one of the world's most historic rock 'n' roll sites," and in a 2019 interview by Jim Harrington in the *Mercury News*, Tom Johnston reminisced at length about his time in the subject property:

I didn't have a lot. But I didn't care. I was having a ball. I really was. I enjoyed going to school there. It was a great college. At the time, I was pursuing music, all day, every day. It was a combo package, if you will. There were always people at the house playing. I would come home from school and find guys down in the basement blasting away.

Click the image below to see a video created for this report, in which Tom Johnston tells his history of the Doobie Brothers' origin at 285 South Twelfth Street.



Architect Wesley Warren Hastings

The firm of A.W. Hastings & Son, consisting of builder Alfred Hastings and his son, architect Wesley Warren Hastings, was active in San José between 1904 and 1909. Wesley Warren Hastings was born in Canada in 1881. When Wesley was eight years old, the Hastings family came to San José, where Alfred found steady work as a builder in the booming city. In 1903, Wesley worked as a draftsman in the architectural firm of Wolfe & McKenzie, learning the architectural trade so he could join his father in business the following year. Hastings became a prolific architect, responsible for more than 150 residential and commercial designs between 1904 and 1910, many of them in Naglee Park.

Hastings was known for combining stylistic elements that resulted in some unique designs. Bay windows, asymmetrical entrances (often on the diagonal), flared pillars and eaves, and large dormers appeared on many of the houses he designed. His buildings often featured multiple textural elements, such as beveled wood and shake siding, stucco, half-timbering, rustic materials and roughhewn beams, and huge stones.

Several of the Hastings-designed houses in San José are notable for their use of novel building materials. In 1904, Hastings designed a Naglee Park home for music teacher Frank G. King, son of the locally well-known F. Loui King, founder of the Conservatory of Music. The King house is made of cement blocks molded to resemble stone. In 1910, Hastings designed homes using galvanized metal roof tile, one of them a grand stucco Craftsman home in San José's

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Hanchett Park neighborhood, for Ernest Lion of the prestigious L. Lion & Sons furniture company. Other distinctive San José houses designed by Hastings include the Clarence Letcher house at 101 South Sixteenth Street and the Dr. Fred Foster House at 198 South Thirteenth Street, a San José City Landmark.

In 1910, the Hastings family moved to Everett, Washington, where Wesley had immediate success as an architect, working on commercial buildings, schools, and residential buildings. He and his wife Mary divorced in 1913 and she returned to the Bay Area with their son. Hastings came back to San José in 1920 and went into business with his carpenter brother Charles as the Hastings Brothers, building houses in many of the San José residence parks such as Alameda Park and Hanchett Park. In 1926, Hastings moved to Monterey County, again enjoying great success as the designer of many projects, including a house for Pacific Grove benefactor Lucie Chase. He died in Everett, Washington in 1939, fifty-eight years old.

Owner/Resident History

1907-1920: Louis and Estelle Normandin.

1921-1964: The Rees family. Thomas Rees purchased the subject property in 1921 and died in 1934. His daughter Adaline continued to live in the house and rented it out or ran it as a boarding house until 1964 when she moved.

1964-1967: J.M. Haney. Haney is shown in the City directory as a resident until 1967 at which time the house was inhabited by tenants. It is unknown whether Haney was the Doobie Brothers' landlord or whether he had sold the property to Robert Meinkoff, who is identified on a 1974 permit as the owner.

1968: Michael Binedetti (tenant)

1969: George Kovich (tenant)

1969-1973: Tom Johnston and John Hartman (tenant)

1974: Robert Meinkoff

1981: Bob (BJ) Bryan

1984: Gloria Barron

1997: Donald and Amie Embree

2019: John White and Lauren Simonson-White, current owners

Survey Status

The subject property is currently designated in the *San José Historic Inventory* as an Identified Structure (IS) in a City Conservation Area.

Build History and Exterior Alterations

The house has undergone minimal exterior change since it was built.

- Built in 1907.
- 1955: A permit was taken out to add a sleeping porch. This may have been built to accommodate Adaline Rees's use of the property as a boarding house. The sleeping porch did not change the original footprint of the house.
- Unknown date: As noted on page 5, the rafters under the northern and southern eaves were removed and the extended decorative notched and curved endings on the rafters and bargeboard were cut off.
- Unknown date: Louis Normandin original garage demolished.

(Continued on next page)

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*Resource Name or #: (Assigned by recorder) Doobie Brothers House

*Recorded by Krista Van Laan

*Date April 14, 2021/Revised 07/12/2021 ☒ Continuation

☐ Update

(Continued from previous page)

Integrity

The subject property retains most of its historic integrity as per the National Register's seven aspects:

Location. The house is in its original location at 285 South Twelfth Street in the Naglee Park Conservation Area of San José.

Design. The house retains its original design and features, characteristic of the California Craftsman.

Setting. Both the neighborhood setting and immediate landscaping have changed little over the years since the house was built.

Materials. The house's preserved materials include original wood tri-bevel drop siding, original wood trim, and windows.

Workmanship. The house has a distinctive character and composition, representative of the Craftsman aesthetic and of the work of a local master architect and builder.

Feeling. South Twelfth Street and the surrounding houses have remained largely unchanged since 1907, when the house was built. Both the neighborhood and the subject property retain their early twentieth-century residential scale and feeling.

Association. The subject property is associated with two periods of history important to San José. It was the first residence of Louis Normandin, who lived there during the years he began selling automobiles in San José. Today, Normandin's is still in business and is recognized as one of the oldest automobile dealers in the country, with the descendants of Louis Normandin still managing the business.

The primary historical event that occurred in the subject property was the formation of the Doobie Brothers, one of the world's foremost rock and roll bands. Lead singer Tom Johnston and drummer John Hartman lived at 285 South Twelfth Street and the other band members gathered there to create and practice. Their first three albums, two of them platinum and double platinum, were released while Johnston and Hartman lived at the subject property.

Evaluation

The subject property appears to be eligible for Landmark status in the City of San José based on the following criteria as set out in Chapter 13 of the San José Municipal Code Section 13.48.110(H), Procedure for designation of a landmark:

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

The house was built in 1907. Designed by architect Wesley Warren Hastings, it reflects the Early Arts and Crafts Movement. The house was built for Louis Normandin, who was an automobile dealer and a successful businessman in San José. His father, Amos Normandin, originally a blacksmith from Montreal, had established the Pacific Carriage Factory in 1875 in San José. Shortly after graduating from Santa Clara University, Louis Normandin and two partners bought the company in 1903 and expanded it to sell automobiles, thereby contributing to the local automobile industry in San José. Louis Normandin and his new bride Estelle Pinard hired Hastings to design the subject property in 1907. He and Estelle and their two children lived there until 1920. In 1931, Normandin bought out his partners and renamed the automobile dealership business to Normandin. The business, located today at 900 Capitol Expressway Auto Mall, is one of the oldest automobile dealers in the United States, having been in business for 146 years.

(Continued on next page)

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*Resource Name or #: (Assigned by recorder) Doobie Brothers House

*Recorded by Krista Van Laan

*Date April 14, 2021/Revised 07/12/2021 ☒ Continuation

☐ Update

(Continued from previous page)

The house has been occupied by various owners and tenants, but today is 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. Johnson 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.

The property is closely identified with Louis Normandin, who lived in the house with his wife and children from 1907 to 1920. He 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 and was an early filmmaker, responsible for many of what are today the only recordings of early San José.

The property is also closely identified with Tom Johnston, drummer John Hartman, bass player Dave Shogren, and guitarist Pat Simmons, founders of the legendary rock-and-roll band the Doobie Brothers as well as later members Tiran Porter and Keith Knudsen. Tom Johnston lived in the house from 1969 to 1973 and the band formed and practiced there. 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.

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.

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. They were responsible for designing and building the City Landmark house at 198 South 13th Street and the Clarence Letcher house at 101 South Sixteenth Street.

California Register Eligibility

The subject property appears to be eligible for the California Register under Criterion (1) as it is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

The subject property appears to be eligible for the California Register under Criterion (2) as it is associated with the lives of persons important to local, California or national history.

The subject property appears to be eligible for the California Register under Criterion (3) as it embodies the distinctive characteristics of a type, period, and region and represents the work of a local master architect.

(Continued on next page)

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*Resource Name or #: (Assigned by recorder) Doobie Brothers House

*Recorded by Krista Van Laan

*Date April 14, 2021/Revised 07/12/2021 ☒ Continuation

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*Resource Name or #: (Assigned by recorder) Doobie Brothers House

*Recorded by Krista Van Laan

*Date April 14, 2021/Revised 07/12/2021 ☒ Continuation

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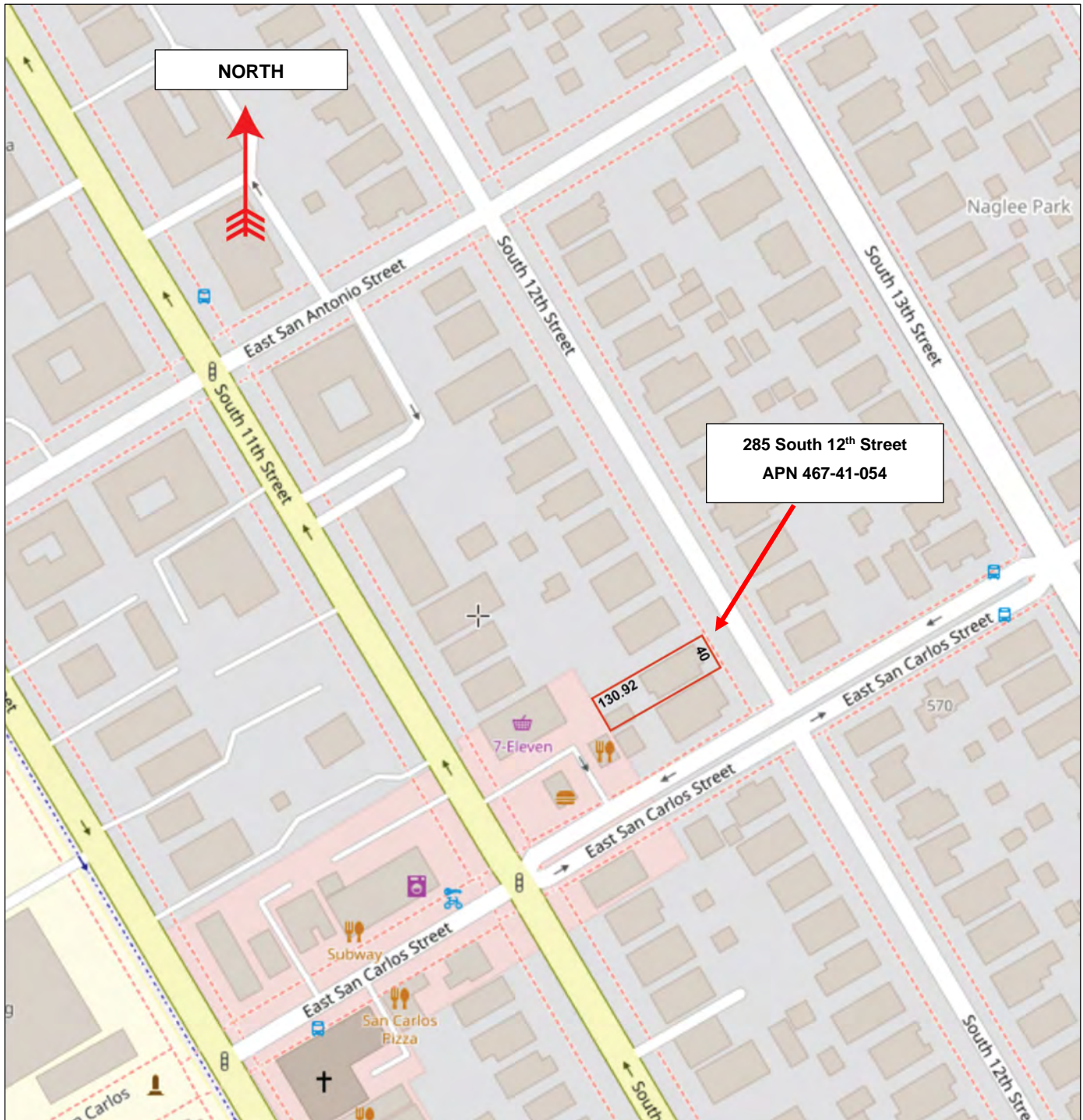
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*Resource Name or #: (Assigned by recorder) Doobie Brothers House

*Recorded by Krista Van Laan

*Date April 14, 2021/Revised 07/12/2021 ☒ Continuation

☐ Update



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, 285 S. 12TH STREET, THE DOOBIE BROTHERS HOUSE, 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 285 South 12th Street known as “The Doobie Brothers House”; 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 285 South 12th Street known as "The Doobie Brothers House," 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 285 South 12th Street, known as “The Doobie Brothers House,” 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 Jose.

- **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.

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

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI TABER, CMC
City Clerk

DRAFT

EXHIBIT "A"

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

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

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

RESOLUTION NO. ____

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN
JOSE APPROVING A HISTORICAL PROPERTY
CONTRACT WITH JOHN AND LAUREN WHITE FOR THE
HISTORICAL LANDMARK LOCATED AT 285 S. 12TH
STREET (APN: 467-41-054)**

FILE NO. MA21-001

WHEREAS, California Government Code Section 50280, et seq. and Chapter 13.48 of Title 13 of the San José Municipal Code authorize the City of San José to enter into agreements with the owners of qualified historical property to provide for the use, maintenance and restoration of such historical property so to retain its characteristics as a property of historical significance; and

WHEREAS, John and Lauren White possess fee title in and to that certain real property, together with associated structures and improvements thereon, generally located at the street address 285 S. 12th Street, (hereinafter referred to as the "Historical Landmark") and

WHEREAS, the subject property upon which the Historical Landmark is situated is all that real property described in Exhibit "A," which is attached hereto and made a part hereof by this reference as if fully set forth herein; and

WHEREAS, the City of San José and John and Lauren White, for their mutual benefit, now desire to enter into an agreement both to protect and preserve the characteristics of historical significance of the Historical Landmark and to qualify the Historical Landmark for an assessment of valuation pursuant to the provisions of Chapter 3, of Part 2, of Division 1 of the California Revenue and Taxation Code; and

WHEREAS, within the time and in the manner provided by said 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 a Historical Property Contract for the Historical Landmark attached hereto as Exhibit “B” (hereinafter “Agreement”); and the Historic Landmarks Commission recommended to approve the agreement; and

WHEREAS, a copy of the Agreement upon which such recommendation was made is on file in the Office of the City Clerk of the City of San José; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Council did give 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 Agreement at which hearing any and all persons interested in said Agreement could appear and avail themselves of an opportunity to be heard and to present their views with respect to said proposed Agreement; 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 to present their views with respect to said proposed Agreement;

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

SECTION 1. In accordance with the provisions of Chapter 13.48 of Title 13 of the San José Municipal Code, this Council does hereby approve the Historical Property Contract with John White, owner of the Historical Landmark located at 285 S.12th Street and makes the following findings:

A. The Agreement is consistent with the General Plan, in that preservation of specific structures is a part of the Envision San José 2040 General Plan Historic Preservation Goal 13, and Historic Preservation Policy LU-13.6 and Policy LU-13.13.

- 1) The Agreement advances Historic Preservation Goal 13 by preserving the sense of place and historic integrity of the Craftsman style house, and promoting awareness of its historic architecture and associations with San Jose residents from different walks of life who lived in and maintained the house for over 100 years, and created businesses and music that is part of San Jose's community identity.
- 2) The Agreement implements Historic Preservation Policy LU-13.6 because it requires the property owner to commit to a ten-year work plan to invest in the maintenance and rehabilitation the house and to conduct the work in conformance 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." These requirements would address Historic Preservation Policy LU-13.6.
- 3) The Agreement implements Historic Preservation Policy LU-13.13 by utilizing a property tax incentive to foster the preservation and rehabilitation of the house which has historic significance in its architecture and associations with San Jose residents from different walks of life who created local businesses and music;

B. The Agreement would provide greater protection for the Historical Landmark property than is otherwise provided by the provisions of San José Municipal Code Chapter 13.48 in that the owner, in partnership with the City, must use a

portion of the property tax relief to rehabilitate and maintain the property in accordance with the preservation plan, Exhibit “C” of the Agreement; and

C. The Agreement complies with the requirements of Section 13.48.520 of Chapter 13.48 of Title 13 of the San José Municipal Code, which requires contracts to incorporate the Municipal Code’s required provisions for Historical Property Contracts, including the following:

- 1) A description of the Landmark Property subject to the Agreement;
- 2) A provision that the term of the Agreement is a minimum period of ten years;
- 3) Specific conditions requiring preservation of the Landmark;
- 4) A provision for the periodic examination of property; and
- 5) A requirement that the property owner annually expend an amount equal to the annual tax savings resulting from the Contract, and a provision that the Agreement is binding upon—and shall inure to the benefit of—all successors in interest of the owners in the property.

SECTION 2. Pursuant to the San José Municipal Code, Chapter 13.48, the City Clerk is hereby directed to notify the owner of the Historical Landmark subject to the Agreement and directed to record the Agreement in the Office of the Recorder of the County of Santa Clara.

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

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk

EXHIBIT "A"

**LEGAL DESCRIPTION
FOR
HISTORICAL LANDMARK
285 S. 12TH STREET
SAN JOSE, CA 95112**

**FILE NO. MA21-001
APN: 467-41-054**

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

EXHIBIT “B”

**HISTORICAL PROPERTY CONTRACT
FOR
HISTORICAL LANDMARK
285 S. 12TH STREET
MA21-001**

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2021, by and between the City of San Jose, a municipal corporation (hereinafter referred to as the “CITY”) and John White and Lauren White (hereinafter referred to as the “OWNERS”).

R E C I T A L S

WHEREAS, California Government Code Section 50280, *et seq.* and Chapter 13.48 of the San Jose Municipal Code authorize CITY to enter into contracts with the OWNERS of a qualified historical property to provide for the use, maintenance and restoration of such historical property so as to retain its characteristics as property of historical significance; and

WHEREAS, OWNERS possess fee title in and to that certain real property, together with associated structures and improvements thereon, located at 285 S. 12th Street (hereinafter such property and structures shall be referred to as the “Historical Landmark” or the “Historical Landmark Property”), and a legal description of the Historical Landmark Property is attached hereto as Exhibit “A” and incorporated herein by this reference; and

WHEREAS, CITY and OWNERS for their mutual benefit, now desire to enter into this Agreement both to protect and preserve the characteristics of historical significance of the Historical Landmark and to qualify the Historical Landmark for an assessment of valuation pursuant to the provisions of Chapter 3, of Part 2, of Division 1 of the California Revenue and Taxation Code.

B-1

T-509/1838505
Council Agenda: ____
Item No.: ____

DRAFT – Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

AGREEMENT

NOW, THEREFORE, CITY and OWNERS, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. Effective Date and Term of Agreement. This Agreement shall be effective and commence on _____ (the “Effective Date”) and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the Effective Date, such initial term will automatically be extended as provided in Section 2 below, subject to cancellation as provided in Section 6 below.

2. Renewal. Each year on the anniversary of the Effective Date of this Agreement (hereinafter referred to as the “Renewal Date”), a year shall automatically be added to the initial term of this Agreement unless notice of nonrenewal is mailed as provided herein. If OWNERS desire in any year to not renew the Agreement, OWNERS shall serve written notice of nonrenewal of this Agreement on CITY in advance of the annual Renewal Date of this Agreement. Unless such notice is served by OWNERS to CITY at least ninety (90) days prior to the annual Renewal Date, one (1) year shall automatically be added to the term of the Agreement as provided herein. If OWNERS serve notice to CITY of nonrenewal in any year, the Agreement shall remain in effect, and the Historical Landmark Property shall remain enforceably restricted, for the balance of the term then remaining, either from its original execution or from the past renewal of the Agreement, whichever may apply. The Director of Planning, Building and Code Enforcement shall record the Notice of Nonrenewal and file a copy with the Assessor of Santa Clara County. Nonrenewal shall not be deemed a cancellation pursuant to Section 6 of this Agreement.

3. Standards for Historical Property. During the term of this Agreement, the Historical Landmark shall be subject to the following conditions, requirements and restrictions:

a. OWNERS shall preserve and maintain the characteristics of historical significance of the Historical Landmark in no less than equal to the condition of the Historical Landmark Property as of August 24, 2021. OWNERS of the Historical Landmark Property shall allow CITY to inspect the interior and exterior of the Historical Landmark Property to determine with OWNERS the specific conditions of the Historical Landmark Property requiring preservation, restoration and/or rehabilitation to conform to the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, the United States Secretary of the Interior Standards for Rehabilitation, the California State Historical Building Code, and the requirements of CITY as of the Effective Date. Attached hereto as Exhibit "B", and incorporated herein by this reference, is a list of those minimum standards and conditions for maintenance, use and preservation of the Historical Landmark, which shall apply to such Historical Landmark Property and with which OWNERS shall comply fully throughout the term of this Agreement.

b. OWNERS shall, where necessary or required, restore and rehabilitate the Historical Landmark Property in full accordance with the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior Standards for Rehabilitation, the California State Historical Building Code, and the requirements of CITY, including any permits or approvals granted pursuant to Chapter 13.48 of the San Jose Municipal Code. Without limiting the forgoing, OWNERS shall perform all of the restoration and rehabilitation activities of the Historical Landmark Property set forth on Exhibit "C," attached hereto and incorporated herein by this reference, within any timelines that may be set forth in said Exhibit C.

c. OWNERS shall allow reasonable periodic examinations, by prior appointment, of the interior and exterior of the Historical Landmark Property by CITY and the County of Santa Clara as may be necessary to determine OWNERS' compliance with this Agreement, which periodic examinations shall occur at least five (5) years after the Effective Date of this original Agreement and then at least every five (5) years thereafter.

d. OWNERS shall annually expend an amount equal to a minimum of ten percent (10%) of the tax savings attributed to this Agreement to the preservation and

maintenance of the Historical Landmark Property and make this documentation available to the CITY at the time of the respective periodic examination described above.

4. Force Majeure. OWNERS shall not be held responsible for repair or replacement of the Historical Landmark if damaged or destroyed through “Acts of God,” such as flood, tornado, lightning, earthquake or fire or other cause resulting therefrom; CITY shall, however, have the right to cancel this Agreement pursuant to terms of Section 6, Cancellation.

5. Provisions of Information of Compliance. OWNERS hereby agree to furnish CITY with any and all information requested by CITY that may be necessary or advisable to determine compliance with the terms and provisions of this Agreement. OWNERS shall retain, store and preserve during the term of this Agreement all records that are related to or that evidence the eligibility of the Historical Landmark or OWNERS’ compliance with the terms and provisions of this Agreement.

6. Cancellation. CITY, following a duly noticed public hearing, may cancel this Agreement or bring any action in court necessary to enforce this Agreement (including without limitation an action to enforce this Agreement by specific performance or injunction) if it has been determined by enforcement staff with CITY’s Planning, Building and Code Enforcement Department that OWNERS have breached any of the provisions or conditions of this Agreement, has allowed the Historical Landmark Property to deteriorate to the point that it no longer meets the standards for a qualified historical property, or has otherwise failed to restore or rehabilitate the Historical Landmark Property or Historical Landmark in the manner specified in this Agreement. In the event of cancellation pursuant to this Section 6, OWNERS may be subject to payment of those cancellation fees set forth in the California Government Code. Prior to any procedures set forth in this Section, CITY shall give notice of breach to OWNERS, and OWNERS shall have one hundred and twenty (120) days to cure such breach to the reasonable satisfaction of CITY.

7. Binding Effect of Agreement. This Agreement shall be binding upon, and inure to the benefit of, all successors in interest of OWNERS. A successor in interest shall have the same rights and obligations under this Agreement as OWNERS.

8. Notice. Any notice required to be given by the terms of this Agreement shall be provided at the address of the respective parties as specified below or at any other address as may be later specified by the parties hereto.

CITY: City Clerk
City of San José
200 East Santa Clara Street
San José, CA 95113

OWNERS: John and Lauren White
285 S. 12th Street
San Jose, CA 95112

9. General Provisions.

a. None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto and any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause them to be considered joint ventures or members of any joint enterprise.

b. OWNERS agree to and shall hold CITY and its elected officials, officers, agents and employees harmless from liability from damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct use or operations of OWNERS or those of OWNERS' contractor, subcontractor, agent, employee or other person acting on OWNERS' behalf which relate to the use, operation and maintenance of the Historical Landmark. OWNERS hereby agree to and shall defend the CITY and its elected officials, officers, agents and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of OWNERS activities in connection with the Historical Landmark. This hold harmless provision applies to all damages and claims for

damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not the CITY prepared, supplied or approved the plans, specifications or other documents for the Historical Landmark.

c. In the event that any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.

APPROVED AS TO FORM:

RENE ORTEGA
Senior Deputy City Attorney

“CITY”

CITY OF SAN JOSE, a municipal
corporation

By _____
TONI J. TABER, CMC
City Clerk

“OWNER”

By _____
JOHN WHITE
Property Owner

“OWNER”

By _____
LAUREN WHITE
Property Owner

EXHIBIT “A”

**LEGAL DESCRIPTION
FOR
285 S. 12TH STREET
SAN JOSE, CA 95112**

**FILE NO. MA21-001
APN: 467-41-054**

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

EXHIBIT “B”

B-9

T-509/1838505
Council Agenda: ____
Item No.: ____

DRAFT – Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.

HISTORIC PRESERVATION RULES AND REGULATIONS

OWNER shall, where necessary, restore and rehabilitate the Historical Landmark and shall do so only in full accordance and compliance with the rules and regulations of the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, as the same may be amended from time to time.

A summary of the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings (the "Standards") is provided below for convenient reference. OWNER shall comply with the Standards in effect when OWNER commences any rehabilitation or restoration work on the Historical Landmark.

The Standards (Department of the Interior Regulations, 36 CFR 67) pertain to historic buildings of all materials, construction, types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1) A property shall be used for its historic purposes or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- 2) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 3) Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural element from other buildings, shall not be undertaken.
- 4) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- 5) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.

Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

- 7) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials, shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8) Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9) New additions, exterior alterations or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

EXHIBIT “C”
PRESERVATION PLAN
FOR
285 S. 12th Street
San José, CA 95112
MA21-001
APN: 467-41-054

OWNER shall annually expend tax savings attributed to this Agreement for the preservation and maintenance of the Historical Landmark. The rehabilitation of the Historical Landmark shall be completed on or before the 10th anniversary of the Effective Date of this Agreement, and such rehabilitation shall include all the following tasks:

Scope of Work

Year	Work Plan Description
1	Repair and repaint exterior wood siding on the exterior and interior wall surfaces. Install historic bronze plaque to display in front of house.
2	Repair foundation, restore fireplace and regrade the yard for soil to slope away from the house.
3	Waterproof basement to prevent leaks.
4	Strip paint from windows, door frames and trim to restore natural wood, varnish as necessary.
5	Strip paint from windows, door frames and trim to restore natural wood, varnish as necessary.
6	Replace bargeboards and front beams on house with original notched and protruding decorative ends.
7	Replace and repair drainage/downspouts.
8	Upgrade plumbing and electric wiring as necessary.
9	Repaint exterior of the house and repair siding as necessary.
10	Replace composition shingle roofing.

All work shall comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties and “Your Old House guide for preserving San Jose Homes.”

After the 10th Anniversary date of the Effective Date of this Agreement, the property owner shall expend tax savings attributed to this Agreement for the continued preservation and maintenance of the Historic Landmark. More specifically, the property owner shall perform and complete, without limitation, the following tasks each year: Maintenance, Painting, and Repairs.

**10-YEAR PRESERVATION PLAN
FOR
285 S. 12th Street
San José, CA 95112
MA21-001
APN: 467-41-054**

OWNER shall annually expend tax savings attributed to this Agreement for the preservation and maintenance of the Historical Landmark. The rehabilitation of the Historical Landmark shall be completed on or before the 10th anniversary of the Effective Date of this Agreement, and such rehabilitation shall include all the following tasks:

Scope of Work

Year	Work Plan Description
1	Repair and repaint exterior wood siding on the exterior and interior wall surfaces. Install historic bronze plaque to display in front of house.
2	Repair foundation, restore fireplace and regrade the yard for soil to slope away from the house.
3	Waterproof basement to prevent leaks.
4	Strip paint from windows, door frames and trim to restore natural wood, varnish as necessary.
5	Strip paint from windows, door frames and trim to restore natural wood, varnish as necessary.
6	Replace bargeboards and front beams on house with original notched and protruding decorative ends.
7	Replace and repair drainage/downspouts.
8	Upgrade plumbing and electric wiring as necessary.
9	Repaint exterior of the house and repair siding as necessary.
10	Replace composition shingle roofing.

All work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and "Your Old House guide for preserving San Jose Homes."

After the 10th Anniversary date of the Effective Date of this Agreement, the property owner shall expend tax savings attributed to this Agreement for the continued preservation and maintenance of the Historic Landmark. More specifically, the property owner shall perform and complete, without limitation, the following tasks each year: Maintenance, Painting, and Repairs.

HISTORIC LANDMARKS COMMISSION

August 4, 2021

Action Minutes

WELCOME

Meeting called to order at 6:32 p.m.

ROLL CALL

Present: Commissioners Boehm, Raynsford, Arnold, and Royer

Absent: None

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 request to speak in the manner specified on p. 2 of this agenda.

No Items

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>

2. CONSENT CALENDAR

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 wishes to speak on one of these items, please use the 'raise hand' feature in Zoom or contact 408-535-3505 to request to speak.

No Items

3. PUBLIC HEARINGS

- a. [HL21-001 & MA21-001](#). Application for City Landmark designation of 285 South 12th Street (Doobie Brothers House) as a landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of an historic nature and application for Historical Property (Mills Act) Contract for 285 South 12th Street between the City of San José and the property owner.

PROJECT MANAGER, RINA SHAH

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

1. Adopt a resolution designating 285 South 12th Street (Doobie Brothers House) as a City Landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of an historic nature; and
2. Approve the proposed Historical Property Contract for 285 South 12th Street and adopt the draft Resolution.

Chair Boehm introduced the item and Rina Shah, Project Manager, provided a general overview of the project and the staff report and recommendation with a Power Point slide presentation. Ms. Shah stated that the property at 285 South 12th Street in the Naglee Park Conservation Area contains a one-story Craftsman-style house designed in 1907 by the locally prominent architect Wesley Warren Hastings. She stated the character-defining features of the house are deep overhanging eaves with exposed rafter tails and knee braces, an overhanging front gable above a broad bay window, three bay windows on three sides of the house and a side porch with tapered columns and two recessed entrances. Ms. Shah noted that these distinctive features are representative of early twentieth-century residential Craftsman style design. She stated that the house had few alterations since it was built in 1907 for local automobile dealer Louis Normandin and his wife Estelle Pinard, who lived there for thirteen years. Ms. Shah explained that the house was owned for the next forty years by the Rees family, who were farmers from Ohio. She reported that the exterior of the house had not significantly changed in its 114 year-history and maintains historic integrity. Ms. Shah stated the house is now commonly known for its association with the world-renowned rock-and-roll band, the Doobie Brothers, and was the home of Doobie Brothers founder Tom Johnston from 1969 to

1973. The house is where the band got its start, and where Tom Johnston wrote some of the Doobie Brothers' best-known songs. Ms. Shah then introduced property owners John and Lauren White and historic consultant Krista Van Laan of Archives and Architecture.

Property owners, John and Lauren White, introduced themselves and stated they moved into the house two and a half years ago and found the house through a chance meeting with a real estate agent at an open house a block away. The real estate agent suggested the house would be a good fit for their family and mentioned the Doobie Brothers connection with the house. The Whites read up on the house in a San Jose Mercury News article and became fascinated with the story and were excited to see the house. They met the owners who owned the house for over 20 years and raised their children there, so it was an emotional sale for them. The previous owners maintained and restored the Arts and Crafts style of the house and clearly cared for the property. The Whites felt instant connection with the house when they took the house tour and realized that they had found something special to care for over the next 20 of their life. The previous owners had framed and hung Doobie Brothers newspaper clippings in the hallway, including a photograph of Tom Johnson at the house with the owners, and left it behind for the Whites to continue to build on the history.

Krista Van Laan, Archives and Architecture, introduced herself and stated the house was built by an important architect, is associated with a significant first owner, and has a special historical association with rock-and-roll history. She noted San José has an important rock and roll history, but this is the first time that a Landmark is proposed based on rock-and-roll history. Ms. Van Laan stated the house was built in 1907 and designed by leading San José architect, Wesley Warren Hastings, who was only 26 years old when he designed this house and had been practicing for three years. Hastings designed more than 150 buildings in San José between 1904 and 1910, many of which are listed on the Historic Resources Inventory, and at least one property is a designated City Landmark. Ms. Van Laan stated that Hastings moved to Everett, Washington where he quickly became recognized as one of the city's chief architects. Hastings returned to the San Francisco Bay Area and worked in San José and Monterey. Ms. Van Laan noted distinctive features of the house are decorative barge boards and rafter tails under the eaves, three irregular bay windows, side porch with battered columns and two recessed entrances. She stated the house was the original home of Louis and Estelle Normandin. Mr. Normandin was an important local businessman and leader who contributed to local culture and history in a very interesting way. Ms. Van Laan stated that he would attach a movie camera to the back of his car and take running video of San Jose as he travelled. Some of the early videos of the city are attributed to Normandin. Ms. Van Laan stated that Normandin started selling cars in 1906 and the Normandin car dealership, which is run by his family, still exists today and is one of the oldest dealerships in the country. She noted the Normandin family loved their house and titled it "Home Sweet Home." Ms. Van Laan stated the house is virtually unchanged from the time it was built until now. The Normandins took many photographs of the family sitting on the front porch. She noted the house is also known for its association with the iconic rock-and-roll band the Doobie Brothers. Ms. Van Laan stated the band got its start in the house and they also enjoyed sitting on the front porch and taking photographs. She noted the house has been referenced in written articles, interviews, and Wikipedia as the location where the Doobie Brothers wrote their songs and developed their sound. Ms. Van Laan explained that Tom Johnston wrote popular songs in the house such as Listen to Music, Long Train Running and Trying to Grow. The band recently celebrated 50 years together and were inducted in the rock-and-roll Hall of Fame in 2020.

Ms. Van Laan shared a video of Tom Johnston talking about the house and the development of the band in San José. Johnston talked about himself and how he moved to San José in 1968 to attend San José State University (SJSU) as an art major. He rented a room at 285 South 12th Street and met many musicians both at the university and in the San José area, including Santa Cruz and Los Gatos. Johnson shared that one of the people he met was Skip Spence, who lived around the corner on San Carlos Street, and he also knew John Hartman, who was a drummer. They got together and jammed, made a lot of noise in the basement and started playing hard rock, blues and R&B as a trio. The band played at the Student Union at SJSU and local clubs in houses in the neighborhood. At the Gas Light theater in Campbell in 1971, the trio met Pat Simmons who was a singer, guitarist and songwriter and invited him to join them. They started forming the band and were playing shows without a name. Johnson stated that a housemate suggested they should call the band the Doobie Brothers and they played a gig at Ricardo's Pizza that night and the name stuck. The band put together a five or six song demo in San Mateo at Pacific Recording and sent the demo to Warner Brothers and several other labels. The band signed with Warner Brothers and produced their first album titled the Doobie Brothers. Johnston stated that one of the songs he was working on in his bedroom at 285 South 12th Street was Listen to the Music, which was a hit song on the Toulouse Street album. Johnson also wrote China Grove and Long Train Running from The Captain and Me album in the house, along with many other songs.

Chair Boehm then asked commissioners if they had any questions.

Commissioner Royer said that she was excited to see the house being proposed as a City Landmark and she appreciated the owners' efforts in applying for the Mills Act Contract. She noted that she had the opportunity to tour the house during an open house when it was up for sale and noted it is a special house in beautiful condition and would be an excellent addition to the Historic Resources Inventory.

Commissioner Arnold was pleased to see the connection with the families (original family and current owners) and the connections spanning from the nineteenth to the twenty-first centuries and the cultural aspect related to the Doobie Brothers. She expressed that the story provides a beautiful historical thread and thanked the property owners for nominating the house as a City Landmark.

Vice Chair Raynsford and Chair Boehm had no questions. Chair Boehm inquired if the property owners had any final remarks. John and Lauren White thanked the Historic Landmarks Commission for its time and listening to their comments.

Chair Boehm then opened the floor to public comment.

Mark Purdy, San José resident and a former Mercury News journalist, stated that he had a passion for San José rock-and-roll research and is a fan of the Doobie Brothers. He commented that he had interviewed Ty Porter who lived in the basement at the time when Johnston and Hartmann of the Doobie Brothers lived in the house. Mr. Purdy talked about how good it was to go upstairs and rehearse because the house generated great music vibes. He commented that in that era, the neighborhood was full of musicians of all types and they would circulate around and jam with each other, as well as the Doobie Brothers. Mr. Purdy commented that the house definitely qualifies for Landmark designation because it is associated with significant historical events and people who made significant contributions to the local culture. He stated that Landmarking the house would be contributing to the preservation of an important arts and cultural resource.

Chris Jackson, radio host with 98.5 KFox rock station, which is the longest running rock station in San José , stated has played Doobie Brothers songs over the last 30 years. Mr. Jackson noted he was born and raised in San Jose and went to SJSU . He expressed excitement about the Landmark designation and he would probably talk about it on the air. Mr. Jackson stated he recently completed a study using objective data on the top 50 rock bands and the Doobie Brothers made the top 50 of his study. He ended his comments saying “Go Doobies.”

Gary Singh, journalist and writer, stated that he wrote a column in the Metro newspaper about the house and its connection with the Doobie Brothers. He stated had gone to the same high school as Pat Simmons of the Doobie Brothers and also attended SJSU. Mr. Singh stated that he was a travel writer and during his travels to different places, everyone pointed out places people lived that were associated with famous bands. Similarly, he asserted that the house at 285 South 12th Street deserves to be in the same kind of conversation as those places when it comes to rock-and-roll history.

Dan Orloff, a founder of the San Jose Rocks, stated that the organization celebrates San José and Silicon Valley’s role in shaping the technology and music of the soundtrack of the world. He was pleased about proposed Landmark designation. Mr. Orloff stated that in 1909 San José launched the first radio station, which developed into a medium that launched rock-and-roll some 50 years later. He commented that the first disc jockey, Sibel Harold, broadcast live from San José . Mr. Orloff stated that years later in 1966, two bands (Count 5 and Syndicate of Sound) put San José on the map and both bands had “top 10” hits that year. He commented that San José has shaped the soundtrack of the world and the Doobie Brothers are part of that. Mr. Orloff stated that the house at 285 South 12th Street, as Gary Singh said, is a place that helps tell a story of a unique place that was part of great music. He was grateful to Krista Van Laan and the property owners that applied for the Landmark designation and strongly encouraged the Commission to recommend approval of the application.

*Mike Sodergren, PAC*SJ, shared his gratitude to the property owners for their commitment in not only buying the house, but putting their personal efforts into preserving the house. He stated that PAC*SJ views historic properties as a platform for telling San José ’s stories. Mr. Sodergren stated that the house has an amazing story not just about rock-and-roll history, but also about the original owner and builder of the house. He noted that PAC*SJ is looking for the preservation of the city, but this project is about activation and life and he expressed interest in helping to tell that story outside to the world. Mr. Sodergren thanked the property owners for applying for Landmark designation and strongly recommended approval.*

Michael Ward, resident of San José , commented that he ran across the house on a Facebook group on San José history a couple of weeks ago. He noted it was a popular item of conversation, and he had no idea that the architect who designed the house was the same architect who designed his house on Martin Avenue. Mr. Ward commented that the proposal is a wonderful thing and he expressed support of the Landmark designation.

Emily O’Connell, neighbor on the 200 block of the 285 South 12th Street, stated that the neighborhood is a tight group and residents are loyal to each other. She commented that she has been in the neighborhood since 1987 and loved the previous owners who resided in the house since 1989. Ms. O’Connell expressed pride in the house, the people who loved the house and the people who love it now. She commented that Landmark designation is a great idea and thanked the property owners for proceeding with the application because it adds charm and pride to the block.

Chair Boehm then called for a motion to close the public hearing.

Commissioner Royer made a motion to close the public hearing and the motion was seconded by Commissioner Arnold. The motion to close the public hearing was unanimously approved (4-0).

Chair Boehm inquired if commissioners had any additional comments.

Commissioners Royer thanked the property owners for their commitment to preserving the house.

Commissioner Arnold had no additional comments.

Vice Chair Raynsford stated that the project hits all the bells and whistles because the project involves an amazing house with architectural history, a great historic report, owner commitment and a connection with musical culture of the twentieth century. He commented that it is an amazing project and he fully supported it.

Chair Boehm expressed appreciation to the property owners for taking on the project and encouraged them to continue to take care of the house. He commented on the 10-year preservation plan and inquired where the bronze plaque would be placed and would it be visible from sidewalk. The property owners affirmed that the plaque would be visible from street so passersby could stop and take photographs in front of the house and read the history on the plaque. Chair Boehm commented that the 10-year preservation plan was well sequenced and thanked the owners for all the work involved in their applications.

Chair Boehm called for a motion. Commissioner Arnold made a motion to recommend approval of the City Landmark and Mills Act applications. Vice Chair Raynsford seconded the motion. The motion was unanimously approved (4-0).

4. EARLY REFERRALS UNDER CITY COUNCIL POLICY

- a. [H20-047](#). Application for a Site Development Permit on a 0.39-gross square acre site located at 615 Stockton Avenue for the Stockton Hotel Project to allow the:

- Demolition of an existing 4,000-square foot building; and
- Construction of a five-story, 53,000-square foot hotel with 80 rooms and an approximately 50% parking reduction.

PROJECT MANAGER, ALEC ATIENZA

Staff Recommendation: Provide comments to Planning staff on the Stockton Hotel Project (File No. H20-047) located at 615 Stockton Avenue.

Chair Boehm introduced the item and the project manager, Alec Atienza, who briefly summarized the background of the project and staff report. The applicant, Alan Nguyen, discussed the development history of the site and presented the proposed project and building design.

Chair Boehm asked commissioners if they had any questions for the applicant.

Vice Chair Raynsford inquired how does the design respond to the context of the surrounding single-family houses. Mr. Nguyen responded that he incorporated bay windows and noted that it is difficult to have a five-story building adjacent to a house. Mr. Nguyen r commented that commercial buildings are generally just a box and an effort was made to incorporate characteristics that would blend into the neighborhood, rather than having a modern design. Mr. Nguyen noted the previous design was too modern and was not well received by the neighbors. He stated that he talked to the neighbors and received input, and also went to the Design Review Committee (DRC) and incorporated the comments from the DRC. Mr. Nguyen stated that he is still open to suggestions, but noted that a BART ventilation system is planned to be constructed across the street and the design is not known at this time.

Chair Boehm inquired whether the applicant considered a setback when designing the hotel. Mr. Nguyen stated the project is designed with a 10-foot front setback, 12.5-foot corner setback, and 10-foot rear setback. Chair Boehm inquired about the height of the building. Mr. Nguyen stated the proposed building is five stories and the front of the building is 20 feet high. Chair Boehm inquired if the only changes made to the building design since the DRC meeting was the depiction of the window coverings (changed curtains to blinds). Mr. Nguyen confirmed that was correct.

Chair Boehm opened the floor to public comment.

Tessa Woodmansie commented that the neighbors are unhappy with the design and massing of the building, and asserted that it does not fit into the historic neighborhood. She commented that a hotel and the 24-hour operation of the building is not compatible with a residential neighborhood. Ms. Woodmansie suggested that the hotel could be two stories, like an old-fashioned hotel. She stated that the neighborhood is a community at risk from air pollution (diesel and other air pollutant)s, and the hotel would bring in additional cars.

Edward Saum, Vice President and Director for Planning and Land Use for the Shasta-Hanchett Park Neighborhood Association (Association) commented that the Association wrote a letter to City Council in April 2021 with recommendations for the project. He noted that at the DRC meeting, a request was made that the applicant include streetscape elevations on both Stockton Avenue and Schiele Avenue because the context of the building is of primary importance. Mr. Saum noted that the applicant renovated the raised house immediately adjacent to the proposed project at 623 Stockton Avenue and that should be part of the historic context. He stated that there are two Spanish Revival houses on Schiele Avenue adjacent to the proposed project. Mr. Saum asserted that streetscape elevations and renderings would help to illustrate the historic context of the built environment.

Kay Gutnecht, Shiele Avenue resident, commented that the proposed massing and setbacks of the project are inappropriate for the lot because the immediate neighbors are one-story Revival and Victorian style houses. She asserted that ideally the site should be rezoned residential because it is surrounded on three sides by residential houses, but the State would not allow housing across the street from industrial zoning. Ms. Gutnecht cited General Plan goal LU-4 stating that it allows commercial development in established neighborhoods when the proposed development is appropriately located and designed and is primarily neighborhood serving. She asserted that the proposed hotel would not be neighborhood serving and the applicant has indicated it would serve the nearby Google development. Ms. Gutnecht asserted that the site is not appropriately located because it is more than one mile from Diridon Station, visitor support services

and proposed Google office buildings. She asked that the Commission help ensure that the hotel is compatibly designed to complement the historic neighborhood. Ms. Gutnecht stated that she understood that a setback is not required for a commercial district, but noted that one commercial lot surrounded by residentially developed property should not constitute a commercial district. She asked that the Commission recommend design changes comparable to the Citywide Design Guidelines and Standards, the Alameda Urban Village Plan and/or the Your Old House manual.

Susan Watanabe commented that she was not aware of any neighborhood meetings to solicit design input. She stated that she lives on Schiele Avenue and this street, along with the surrounding neighborhood, is an important historical resource that needs to be protected. Ms. Watanabe referred to the new Citywide Design Guidelines and Standards and the historic adjacency recommendations. She noted the document recommends designing buildings that are taller than adjacent historic buildings to step down to the height of the surrounding buildings. Ms. Watanabe asserted there are lots of good guidelines, but the neighborhood does not fall within the jurisdiction of those documents. She stated that the same principals of the guidelines should be used to assess the proposed building massing.

*Ben Leech, PAC*SJ, echoed the previous comments and noted that the project has been designed to the letter of the code versus the spirit of the code. He highlighted the letter submitted by Kay Gutnecht as containing constructive comments and recommendations about the project site and building massing. Mr. Leech commended the applicant for trying a number of different proposals and hoped that, in the spirit of working collaboratively, the design could be made more sensitive to the historic context. He noted there is important context that is missing in the way the project has been presented. Mr. Leech noted that PAC*SJ commented on the architectural quality of the building at the DRC meeting and will continue to make comments in that regard, but noted the primary issue is the massing of the building. He encouraged the application of design guidelines that do not technically apply and the consideration of ways the design of the commercial building could better reflect the residential areas on three sides.*

Giovanna O'Grady, owner of the house at 745 Schiele Avenue behind the proposed project, recommended design adjustments to reduce the height and massing of the building below five stories. She also recommended the use of guidelines comparable to the Alameda Urban Village Plan.

*Mike Sodergren, PAC*SJ, referenced the February 2020 City Council meeting and the strong community input provided at that time. He asserted the concern centered around the fact that the subdivision dates to 1888 and he believes the neighborhood will become, at the least, a conservation district in the future. Mr. Sodergren commented that the question before the Commission should be does the project contribute to the preservation of the potential historic district? He encouraged anyone proposing development in the historic area to consider projects that honor the area. Mr. Sodergren noted the reason why people are passionate about commenting on the project is that they care about and love San José. He echoed previous comments regarding massing, use and other activities that could affect the integrity of the historic district and suggested there may be a use that everyone could embrace.*

Linda Tugade commented that she lives directly adjacent to the proposed project. She stated that she did a Google search of hotels and motels within a three mile radius of her house to see if there were any adjacent to residential houses. Ms. Tugade stated that of the 25 hotels identified, there are only two that are contiguous to a residential house. She stated that one of the hotels is only two stories and separated from the residential property by a driveway and the other is also two stories and is separated from the residential property by a parking lot and driveway. Ms. Tugade commented that she did not identify any 5-story hotels within 10 feet of a house. She commented that California is in a severe drought and inquired about the environmental impact of 80 rooms with toilets, showers and sinks and a restaurant open until midnight and the impact on the existing water and sewer infrastructure. Ms. Tugade commented that homeowners are being asked to conserve power and water and the hotel would use these services around the clock. She stated that the project plans propose a 50-foot high hotel with an HVAC system with mechanical elements on the roof. Ms. Tugade stated that she lives in a one-story house and the proposed building would be within 10 feet of her property line and contain 24 windows that would overlook the bedroom and backyard of the house. She noted the purpose of Municipal Code Chapter 20.20.020 is to provide light air and privacy to property and commented that she would be deprived of the morning light and would also be in shadow.

Meredith Muller, resident of Schiele Avenue, commented that constructive comments were provided at the DRC meeting and the applicant does not seem to have modified the proposed project. She noted the applicant said there were several neighborhood meetings held. She was present at one community meeting which was poorly attended and she perceived the purpose of the meeting was to determine whether neighbors would be oppose a hotel at the site. Ms. Muller felt the question depended on the design of the hotel and currently, the proposal does not meet any of the criteria that the neighborhood has continuously recommended in terms of massing, setbacks, architectural character and sensitivity to the Candidate Landmark District. She added that in addition to the three sides the project abuts that are residentially developed, there is kitty-corner adjacency to another property listed on the Historic Resources Inventory. Ms. Muller expressed disappointment in not seeing more detailed elevation drawings in light of the comments she made at the DRC meeting about transportation and landscaping.

Commission Boehm called for commissioner comments.

Commissioner Royer stated she had similar concerns as expressed during the public comment period. She noted that the project does not present any context of the one-story scale of the neighborhood in the elevation drawings and no streetscape elevations were provided. Commissioner Royer noted that the existing industrial and commercial buildings along Stockton Avenue are also one story. In that regard, she asserted that the massing and scale of the proposed building does not fit into the context of the Candidate Landmark District. Commissioner Royer expressed similar concerns to those shared in the public comment regarding the height, size, massing and setbacks. She suggested the applicant look more closely at the context of the scale of the surrounding buildings and architectural elements. Commissioner Royer asserted that the architectural design is not highly compatible due to the massing concerns. She noted that it may not be timely to discuss the architectural elements of the design since the larger concern is about the massing of the building.

Commissioner Arnold commented that the applicant stated he met with the community, but it appeared clear to her that there is ongoing incompatibility within the context of the neighborhood and the community and this raises a red flag for her. She also asserted that there was ambiguity around the historic research of the Candidate Landmark District and historic aspects of the project, which is concerning to her.

Vice Chair Raynsford echoed the concerns raised and commented that clear elevations of the building in relation to adjacent structures are needed. He asserted that it is difficult to make comments with the presentation of the building isolated from its surrounding. Vice Chair Raynsford noted others concerns regarding shadows and what kind of shadows would be cast in neighboring yards, and also privacy concerns. He suggested that it would be worthwhile considering some alternative designs that could involve stepping down the edges of the building towards the neighborhood and alternative massing. Vice Chair Raynsford suggested the applicant think about the materials, size of the windows and architectural elements of adjacent houses when approaching the design of the hotel. He commented that a hotel is not inherently incompatible with a neighborhood of houses, but there are significant concerns about the size and architectural appearance of the proposal.

Chair Boehm summarized the comments and concerns of the Commission:

- *scale and massing*
- *lack of streetscape elevations*
- *desire for project alternatives/viable options that respond to the neighborhood*
- *height of building may need to be reduced*

Comments were provided, no action was taken.

- b. [H21-012](#). Application for a Site Development Permit on a 2.84-gross acre site located at 300 South First Street and 345 South Second Street for the Valley Title Project to allow the:

- Demolition of a three-story 58,362 square-foot office building;
- Construction of two 20-story office towers totaling 1.39-million square feet with a maximum height of 300 feet and ground floor retail space; and
- Construction of a four-level, below-grade parking garage.

PROJECT MANAGER, ANGELA WANG

Staff Recommendation: Provide comments on the Valley Title Project (H21-012) located at 300 South First Street and 345 South Second Street under Municipal Code Section [20.70.110\(c\)](#).

Chair Boehm introduced the item and the project manager, Angela Wang.

Angela Wang briefly described the current site condition, surrounding uses, adjacent historic resources and staff recommendation. She stated that a Supplement Environmental Impact Report (SEIR) to the Downtown Strategy 2040 EIR will be prepared for the project. Ms. Wang stated that Notice of Preparation (NOP) has been circulated for the SEIR to solicit comments on the scope of the environmental analysis.

She noted the deadline to provide comments on the NOP is August 30, 2021. Ms. Wang then introduced the project architect, Kyle Elliott.

Kyle Elliott, architect and partner with WRN Studio, presented the project. Mr. Elliott described the SoFA district, the historic context and the project design in relation to the surrounding historic resources. Specifically, Mr. Elliott described how the proposed project relates to the California Theatre, the City Landmark across South 1st Street, and how the project connects to the proposed BoTown residential project south of East San Salvador Street. Mr. Elliott further described the plaza including the form (reflecting an orchard), size and trellis, the roof terrace, building façade, and the ground floor with retail space which would help reactivate the streets within the SoFA District.

Chair Boehm opened the floor to public comment.

Ben Leech, PAC SJ, pointed out that the Valley Title building proposed to be demolished is a Structure of Merit and asserted that the original Art Deco style building (Hale's Department Store) may be extant under the contemporary 1970s/1980s cladding. He appreciated the project's attention to the California Theater and stated that PAC* SJ would like to know more about the existing building and the potential for rehabilitating the historic building underneath. Mr. Leech pointed out that there are a number of buildings that are potential historic resources not on the Historic Resources Inventory. Mr. Leech noted that the Studio theatre is a primary example of a historic resource that should be recognized within the immediate vicinity of the project site.*

Andre Luthard, PAC SJ, commented that the TreanorHL report for the project states that the former Hale Brothers department store is potentially eligible for the National Register of Historic Places and the California Register of Historic Places. He asserted that projects proposing modifications or additions to a historic resource should be designed to be reversible. Mr. Luthard asserted that the contemporary cladding is offset from the original Art Deco building several inches (viewed through a pinhole camera) and that the inappropriate modifications to the building could potentially be reversed. He urged the Commission to request a report analyzing the potential to restore the original appearance of the Hale's Department Store building.*

Dana Peak, Historic Preservation Officer, clarified the planning referral for the project is not triggered by the proposed demolition of the Valley Title building. The project was referred under Municipal Code Section 20.70.110(c) which requires that new structures exceeding 150 feet and an FAR of 6:1 which are constructed within 100 feet of a City Landmark be reviewed by the Historic Landmarks Commission prior to consideration or approval of a development permit for new construction.

Mike Sodergren, PAC SJ, echoed the comments of the previous speakers and called for design alternatives. He suggested that the massing for the two -story buildings be pushed further towards South 2nd Street, and away from the South 1st Street. Mr Sodergren asserted that the SoFA District could become a historic district in the future for arts and culture and it did not appear that the project explored directing the massing away from South 1st Street and the St. Claire and California Theater would be dwarfed by the proposed development.*

Chair Boehm closed the public comment and requested comments from commissioners.

Commissioner Royer appreciated the project presentation and the discussion of the project in relation to the California Theatre. She requested additional information about the building on the corner and its relationship to the historic resources. She commented that the South Tower, being pushed back towards South 2nd Street, provides some relief to

the height of the new development, but it appears the building on the corner runs the full depth of the block from South 1st Street to South 2nd Street so the full height of the building would be on South 2nd Street and adjacent to historic buildings. Commissioner Royer wondered if there had been any exploration of the existing façade to see if the Art Deco building is still intact underneath and if there was any exploration of retaining the building and developing an alternate design for the rest of the site. She commended the project design and appreciated the idea of the urban orchard and the nod to the history of the area. Commissioner Royer noted the public space, market hall and public park areas would be wonderful for the neighborhood. She inquired about what would happen to the mural on the Valley Title building if it is demolished - would it be documented or incorporated to another place of the site?

Commissioner Arnold commented that in reviewing the project she reflected on the BoTown residential project and appreciated how that building was incorporated in the project design. She commented that she has heard people in the community talk about Hales Department store and inquired if it would be possible to incorporate the building into the project instead of demolishing it.

Vice Chair Raynsford appreciated the applicant's presentation, particularly the plaza facing the California Theatre. He noted that the project includes two towers and that it would be useful to investigate different ways of arranging the two towers to avoid demolishing the Valley Title building. Vice Chair Raynsford stated that the scale and window pattern of the Valley Title building is more compatible with the historic buildings across the street, so retaining at least part of it at the corner would be a better fit. He found the idea of restoring the Art Deco building façade intriguing and asserted it would be worthwhile investigating the possibility in terms of cost and practicality. Vice Chair Raynsford noted that the building in its current form is more than 50 years old and is part the collective memory of San José which makes it important. He noted that it is one of the few buildings remaining since the lot was largely cleared for parking - a lone survivor. Vice Chair Raynsford commented that it seemed odd to demolish the building and leave voids where other buildings could be built. He asserted that the building could be incorporated into the project (e.g. roof garden) and there are many different ways the project could be approached that would allow the form and memory of the Valle Title building to be preserved.

Chair Boehm expressed concern about the demolition of the Valley Title building. He suggested potentially restoring the façade of the Hale Brothers department store and constructing the towers adjacent to the Valley Title building as others had suggested. Chair Boehm appreciated the interest in creating an orchard-like environment and a public space across from California Theater, but expressed concern about the large two towers. He encouraged the applicant to explore options in tower placement and restoring the Art Deco facades of the Valley Title building which would be compatible with the California Theater. Chair Boehm inquired if TreanorHL historic report could be made available to the Commission. Dana Peak, Historic Preservation Officer, responded that the report has not been finalized and will be part of the CEQA documentation available for review once it is circulated. Chair Boehm expressed concern about the maintenance of the elevated vegetation on the building facades. He noted that the map on Page 5 of the NOP is incorrect.

Comments were provided, no action was taken.

5. GENERAL BUSINESS

a. **Reclassification of 150 Arroyo Way listed on the Historical Resources Inventory.**

PROJECT MANAGER, RINA SHAH

Staff Recommendation: Concur with the findings of the Historic Preservation Officer that 150 Arroyo Way is eligible for Historic Resource Inventory reclassification from Identified Structure (IS) to Candidate City Landmark and Eligible for the California Register (ECR).

Chair Boehm introduced the project manager, Rina Shah.

Ms. Shah shared a PowerPoint presentation and the staff recommendation that the Commission consider the reclassification of 150 Arroyo Way listed in the Historic Resources Inventory from an Identified Structure (IS) to a Candidate City Landmark and Eligible for the California Register (ECR). She provided a brief summary of the staff report and noted the historic resource evaluation prepared by Archives and Architecture (April 2021) concluded that the property is eligible for designation as a City Landmark based on Criteria 1, 6, 7 and 8 in Section 13.48.110(H) of the Historic Preservation Ordinance. Ms. Shah stated that the house embodies the distinguishing characteristics of the Tudor Revival style with a distinctive Storybook approach to its design. She noted the house is a unique creation of local master builder, Frederick Bigland, whose work is recognized for its creativity. Ms. Shah reported that the property retains its historic integrity, contributes to the Naglee Park Conservation Area and is a reflection of the Interwar Period of residential expansion. She shared images of the house and introduced the property owner, Lisa Ruder.

Lisa Ruder stated that she and her husband purchased the property in 2018 because of the setting, architectural features and charm. She noted that they were unaware of the importance of the architect or that the house was listed on the Historic Resources Inventory. Ms. Ruder reported that Krista Van Laan completed extensive research and Ms. Ruder learned her house was built by Frederick Bigland, who was a significant developer of the Carmel style homes in San José. She noted that Bigland built his own house in Carmel and other commercial buildings, as well as several homes in the Bay Area. Ms. Ruder noted that the architect had a talent for building houses on difficult sites (shape and terrain). She stated that the house retains its architectural features and the design is functional and comfortable almost 82 years later. Ms. Ruder thanked Krista Van Laan and Franklin Maggi for their extensive research and preparation of the historic report.

Commissioners Arnold and Royer, Vice Chair Raynsford and Chair Boehm stated concurrence with the staff recommendation to approve the Historic Resource Inventory reclassification of 150 Arroyo Way from an Identified Structure (IS) to Candidate City Landmark and Eligible for the California Register (ECR) property.

Chair Boehm thanked staff and the property owner and moved on to the next item on the agenda.

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. If anyone wishes to speak, please connect to the meeting either by Zoom or by telephone using the instructions on page 2 of this agenda.

Edward Saum read into the record his email correspondence sent to commissioners earlier that day:

Chair Boehm and Honored Commissioners,

The recent destruction of the Wade Warehouse in a wholly preventable fire returns to the foreground the disturbing trend of what a previous HLC Chair, Steve Cohen, correctly identified as 'demolition by neglect' of historic resources.

While this is an unfortunate practice when done by private landowners, without the City's knowledge, for it to be allowed on projects that the City is supposedly already overseeing is a condemnation of the City's ever-dwindling commitment to historic preservation, and an embarrassing abdication of the Historic Preservation Ordinance.

The First Church of Christ, Scientist, at St. James Park, faces the very real likelihood of a similar fate. The tarps "protecting" the building are tattered and torn, with no effort having been made to provide any real protection for the structure. As a design professional, historic preservation advocate, and someone who was born and raised a Christian Scientist, I find this willful neglect abhorrent. The fact that it is being openly done to a City Landmark, within the boundaries of the St. James Square City Landmark District, which is itself a listed National Register of Historic Places property, with little to no response from the City, speaks volumes.

I submit for your consideration a link to Bob Staedler's San Jose Spotlight column of August 2, 2021, entitled "We Must Stand Up Against Blighted Properties".

Link: <https://sanjosespotlight.com/staedler-we-must-stand-up-against-blighted-properties/>

The HLC should agendize regular updates from City Staff regarding the further disintegration of properties such as First Church and the Greyhound site at 60 South Almaden Avenue. A proactive, informed HLC is a vital step towards preventing local developers with connections on the Eighteenth Floor of City Hall from using 'demolition by neglect' to further degrade our historic resources.

Thank you for your time and consideration, and for your ongoing service on the City's Historic Landmarks Commission.

Chair Boehm inquired if the Commission was interested in referring the matter to staff, request staff to report back on the item or to agenize the item on a future agenda. Vice Chair Raynsford made a motion to agendize the condition and status of the approved development involving First Church of Christ, Scientist on a future agenda (within the next three months) with a report from staff. The motion was seconded by Commissioner Arnold and unanimously approved (4-0).

*Mike Sodergren, PAC*SJ, commented that the scope of the motion is not broad enough. He asserted that there are substantial code violations that do not appear to be enforced. Mr. Sodergren mentioned the Wade Warehouse, Lawrence Hotel and a piece of the IBM building. He suggested the motion needed to be extended to every property where there is a historic resource. Mr. Sodergren suggested that a surety bond be required, as well as a requirement that a developer rebuild the structure if something happened to it. He also inquired about the Commission vacancies and if there are quorum issues. Commissioner Royer commented that discussion was needed on the topic of enforcement and could be a topic for the Annual Retreat. Commissioner Arnold agreed and suggested creating a process, general numbers and timeline. Vice Chair Raynsford agreed, but did not believe it was necessary to revisit the motion.*

*Andre Luthard, PAC*SJ, commented that there are only four members currently on the Commission and inquired about the outreach status to fill the vacant positions. He suggested the Commission request a status report from staff. Chair Boehm asked Dana Peak to respond. Ms. Peak stated that the vacancies were advertised on social media at the end of May and the vacancies will be republicized. She stated that three applications had been received and two applications had been forwarded to the City Attorney's Office for a conflict-of-interest check.*

8. GOOD AND WELFARE

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

- i. Future Agenda Items: HP Permits for HP21-004 - 323 W St. John Street, HP21-005 (and H21-026) - 142-150 E Santa Clara Street; Early Referrals for SP21-021 - 420 S 2nd and 420 S 3rd Street, SP21-006 1605 Winchester Boulevard, H20-026 - 17 E Santa Clara Street

No comments

- ii. [Summary of communications received by the Historic Landmarks Commission.](#)

Ms. Peak noted the Notice of Availability of Revised/Supplemental Draft EIR/EIS for the San Francisco to San Jose Project Section of the California High-Speed Rail project and stated that the comment period ends September 8, 2021.

b. Historic Landmarks Commission Training

- i. Discuss potential topics and dates for Historic Landmarks Commission Annual Retreat in October.

Commissioners discussed a potential date for the Annual Retreat and decided to hold the event on Friday, October 1, 2021 from 1:00-5:00pm.

Commissioners also discussed potential topics including:

- *Properties that are landmarks that may be endangered*
- *Goals of the Chair and history of the Commission (75th anniversary)*
- *Status of Historic Resources Inventory and surveys*
- *Facadism*
- *Commissioner orientation (interpreting and applying the Secretary of the Interior's Standards)*
- *Preservation versus demolition - when is it possible, when it is not?*
- *Guidelines for Urban Villages - in place and forthcoming*

- ii. Receive verbal report on Commission Assistance and Mentoring Program (CAMP) training on December 2 and December 3, 2021.

Ms. Peak reported that the Commission Assistance and Mentoring Program (CAMP) training will occur on December 2 and December 3, 2021. She noted that the training is being funded by a Certified Local Government grant. Ms. Peak stated that the training will be via webinar and will take place over two half-days. She noted the topics will be:

- *Envisioning Infill Design*
- *Preservation Incentives and Benefits*
- *Community Engagement*
- *Building Public Support*
- *Design Review Exercise*

Ms. Peak stated that the City of San José will have 50 slots reserved for participants and 50 additional slots will be open to Certified Local Governments throughout California. She stated that when the date gets closer, staff will provide registration information which will be handled by the State Office of Historic Preservation. Ms. Peak inquired whether the Commission would like the training to be held in the morning or afternoon. The Commission decided the training should be held from 1:00pm - 4:45pm.

c. Survey Projects

- i. Receive verbal report on the Citywide Survey and Historic Context Update Project www.surveysanjose.org

Ms. Peak reported that the Citywide Survey and Historic Context Update Project is well underway. She noted that the project is largely funded by a Certified Local Government Grant. Ms. Peak reported that the project is part of the City Council's historic resource strategy to update the Historic Resources Inventory and this strategy includes the proactive identification of historic resources. She noted that to carry out the identification of historic properties not previously surveyed, the City of San José needs to update the existing historic context statement which has served to summarize the City's historical development for almost 30 years. Ms. Peak stated the

purpose of the project is to identify historic patterns that were not previously explored and to explicitly connect previously unidentified to the existing built environment. She noted the update focuses on developing a culturally and racially inclusive inventory of historic properties that more fully represents San José v's diversity.

Ms. Peak shared the website address for the project: www.surveysanjose.org and noted the website enables community members to provide ideas on historic themes and properties that should be included in the historic context and Historic Resources Inventory update. She shared that a virtual community meeting was held on July 15, 2021 and staff received great comments and input. Ms. Peak stated that staff will continue to be receive public input via the website and email or telephone through August 30, 2021. She noted that the deadline of the grant requires the project to be completed by September 30, 2021. Chair Boehm encouraged Commissioners and the public to provide input.

ii. Receive verbal report on the completion of the San Jose Downtown Historic Context

Ms. Peak reported that the project has been completed and staff is closing out the grant which was received from the National Trust for Historic Preservation. She noted the scope of the project was to establish a historic context for downtown based on the 2004 draft Downtown Historic District Design Guideline. Ms. Peak stated that the project incorporates all other historic contexts statements (neighborhoods, mid-century modern, etc.), historic reports, and historic district evaluations that have been prepared for downtown. She noted the project includes a reconnaissance-level survey that updates the style information. Ms. Peak reported that she intended to share the document with the Commission at the meeting, but last-minute changes were needed and the consultant was unable to finalize the document in time. She noted the completed document would be attached to the next agenda.

d. **Report from Committees**

i. Design Review Subcommittee: Next meeting on August 18, 2021. Discuss new time to accommodate DRC member schedules.

Chair Boehm and Commission Royer summarized their thoughts and comments on the two projects reviewed by the DRC on July 21, 2021, namely:

HP21-005 and H21-026: Historic Preservation Permit and Site Development Permit applications to allow the demolition of the side and rear walls and interior (two facades to remain) of a City Landmark at 142-150 East Santa Clara Street, the demolition of two buildings at 130-134 East Santa Clara Street and 17 South 4th Street) and the construction of an approximately 72,500-square foot four and six story commercial building on a 0.34-gross acre site (three combined parcels) partially located in the Downtown Commercial Historic District.

HP21-004 and SP21-012: Historic Preservation Permit and Special Use Permit applications to allow the relocation of a Structure of Merit located at 91 South Autumn Street to 317 West St. John Street and to utilize the building as a restaurant (Poor House Bistro) on a 0.21-gross acre site in the River Street City Landmark District

DRC members elected to change the day of the regular meetings from the first Wednesday of the month to the first Thursday of the month, and to change the time from 1:00pm to 11:00am.

e. **Approval of Action Minutes**

- i. **Recommendation:** Approval of Action Minutes for the Historic Landmarks Commission Meeting of [June 2, 2021](#).

Vice Chair Raynsford made a motion to approve the action minutes from June 2, 2021. The motion was seconded by Commissioner Arnold. The Commission voted unanimously (4-0) to approve the minutes.

f. **Status of Circulating Environmental Documents**

No Items

ADJOURNMENT

Commissioner Royer moved to adjourn the meeting. The motion was seconded by Vice Chair Raynsford and the Commission voted unanimously (4-0) to adjourn the meeting. The meeting was adjourned at 9:42 p.m.

LEGAL DESCRIPTION

Order No. 520-1981246-60

Exhibit "A"

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