

City Council Hearing

August 24, 2021



*Planning, Building and
Code Enforcement*

Item 10.5

HL21-001 & MA21-001

Applications for City Landmark Designation and Mills Act Contract

285 South 12th Street

Presenter: Chris Burton, Director, PBCE

Project Description

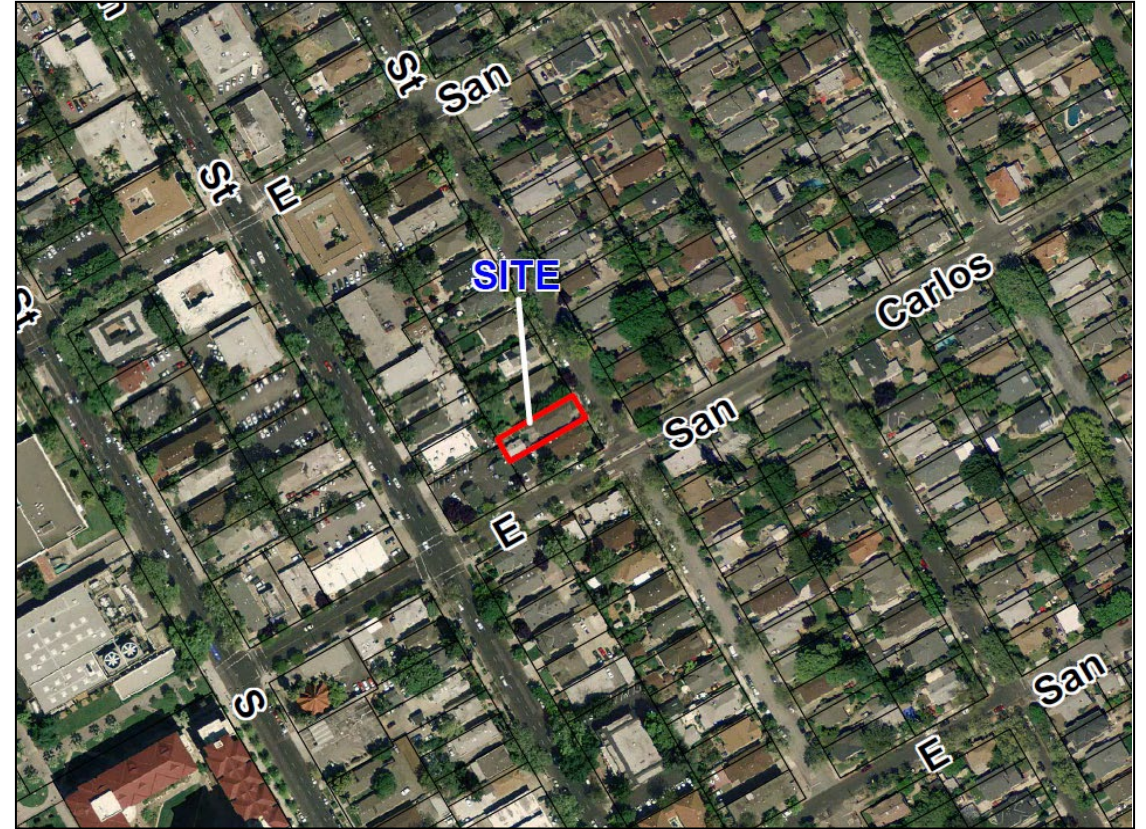
File No. HL21-001: Application for designation of 285 South 12th Street (Doobie Brothers House) as a City Landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of an historic nature; and

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.

Location Maps for 285 South 12th Street



Naglee Park Conservation Area



Aerial View

Street View of House



Designation Criteria

Based on documentation and evaluation prepared by a qualified historic resources consultant Archives and Architecture.

Meets Municipal Code Chapter 13.48 Criteria 1, 3, 6, and 7:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen; and
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.

Significance

- Built in 1907 in the Craftsman style
- Built and designed by father-son pair Alfred Hastings and Wesley Warren Hastings, responsible for building many significant homes in San José.
- Associated with Louis Normandin who established an automobile dealership that is one of the oldest in the United States, and promoted car travel and aviation in San José.
- Associated with Tom Johnston, drummer John Hartman, bass player Dave Shogren, and guitarist Pat Simmons of the rock-and-roll band the Doobie Brothers.
- Tom Johnson, Doobie Brothers founder, lived in the house from 1969 to 1973, a period critical to the early development of the rock-n-roll band and its success.

Mills Act Contract Criteria

Section 13.48.540 of the Historic Preservation Ordinance sets forth approval findings for 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.

1. The proposed contract is consistent with the General Plan.
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.
3. The proposed contract complies with the required provisions of Historical Property Contracts listed above.

Mills Act Contract Findings

- Preservation and rehabilitation of City Landmarks advances the goals of the Envision San José 2040 General Plan (Historic Preservation Goal 13 and Policies LU-13.6 and LU-13.13)
- 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.
- 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."

Staff Recommendation

- 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
- Adopt a Resolution approving a Historical Property Contract between the City of San José and property owners John and Lauren White for the property located at 285 South 12th Street.

End

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