



HISTORIC LANDMARKS COMMISSION

Action Minutes

Wednesday, April 5, 2023

Regular Meeting

Commencing at 6:30 p.m.

Hybrid Meeting – City Hall Tower and Virtually –

Conference Room: T-332

Third Floor, City Hall Tower

200 East Santa Clara Street

San José, CA 95113

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

Commission Members

Paul Boehm, Chair

Anthony Raynsford, Vice Chair

Harriett Arnold

Adriana Ayala

Lawrence Camuso

Edward Janke

Rachel Royer

Christopher Burton, Director

Department of Planning, Building & Code Enforcement

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

AGENDA
ORDER OF BUSINESS

WELCOME

Meeting called to order at 6:33 p.m.

ROLL CALL

PRESENT: Commissioners Boehm, Raynsford (arrived 6:37p.m.), Ayala (joined by teleconference), Camuso, Janke and Royer

ABSENT: Commissioner Arnold

1. DEFERRALS

No Items

2. CONSENT CALENDAR

No Items

3. PUBLIC HEARINGS

No Items

4. PLANNING REFERRALS

No Items

5. GENERAL BUSINESS

a. Martha Gardens Historic Resources Survey.

PROJECT MANAGER, DANA PEAK EDWARDS

Staff Recommendation: Staff recommends that the Historic Landmarks Commission review the draft Martha Gardens Historic Resource Survey documents and provide comments on the Draft Survey Report.

Chairman Boehm introduced the item and Dana Peak Edwards, Historic Preservation Officer, provided a brief overview of the project.

Commissioners asked questions about the project and draft survey report and provided comments. Commissioner Ayala inquired if any information was received from the public via the project website. Ms. Peak Edwards responded that no information was submitted through the website and little information was received at the noticed community meeting. Commissioner Ayala inquired how response could be gained from the community. Ms. Peak Edwards responded that as the City embarks on the implementation of the four-year plan developed by the Standing Committee for the Recognition of Culturally Diverse Properties, the Historic Landmarks Commission will be going out into the community and partnering with City Council, and neighborhood and business groups to identify properties and stories, and this will be an ongoing process. She noted that the survey projects, like the Martha Gardens project, are conducted on a finite schedule and other ongoing outreach efforts are needed. Vice Chairman Raynsford inquired about the existing conservation area and whether there were identified historic resources that could contribute to an expanded conservation area. Ms. Peak Edwards responded that a review of the conservation area boundaries was not part of the scope of work, but that the survey does provide baseline information if that were studied in the future.

Chairman Boehm asked the following questions which were responded to by the Historic Preservation Officer:

- 1. On page 22, 2nd full paragraph, there is a sentence that I don't understand. What does this sentence mean?*
 - a. "However, the necessary aspects of integrity also depend on the reason the property is significant."*
- 2. If the property is significant because a famous person lived in the house, then how would integrity be affected?*
- 3. Explain how a building of interesting architectural features and exhibit a particular style and have good integrity yet not be distinctive of that style? Isn't the fact that a house, for example, has integrity and features somewhat distinctive of a style? Isn't distinctive a subjective term?*

Public comment was received as follows:

- Paul Soto, the Horshoe, commented on proposed construction along South First Street and Highway 280 down to Oak Hill and asserted a connection between that*

and the survey area. He commented that should not happen on Willow Street which was the heart of the Chicano movement.

- *Mike Sodergren, Preservation Action Council San Jose (PAC*SJ), commented on the impact that Highway 280 had on the neighborhood and how windshield surveys can easily miss properties that have cultural significance. He suggested that a sample of properties determined not to be architecturally significant be researched to evaluate cultural significance. Mr. Sodergren noted the list of properties on page 24 of the report found to be eligible for listing in the Historic Resources Inventory and inquired if the HLC would be pursuing landmark designation.*
- *Krista Van Laan, architectural historian, inquired how to submit comment because she has additional information on some of the buildings included in the historic resources survey. Ms. Peak Edwards responded that she could email staff.*

Commissioner Janke commented on the windshield phase of the historic resources survey and how the feeling and texture of properties should be examined in more depth when the architectural qualities of the development are more subtle. He commented that the texture of certain places is finer.

Vice Chairman Raynsford commented on Willow Street and noted that the area around the Sacred Heart Church is interesting for multiple reasons (Chicano history and architecture) and he would like to see a study on the history of this neighborhood that would add depth to the understanding of the historical development of San José.

Chairman Boehm read the following comments:

Page and Turnbull has completed a professionally prepared and diligently researched report on Martha Garden Survey. I have always been impressed with P&T's excellent and comprehensive surveys and research methods. They have properly included a review of Historic Integrity and Significance, with definitions and examples to elucidate their findings. In much of their writing, objective and clear criteria are convincing and persuasive to me. I appreciate, for example, the explanation of the events signifying broad patterns in history; persons significant to local, state, or national history; architecture that embodies distinctive characteristics of a type, period, or method of construction. The concept of multi-criteria considerations in evaluating the properties is also helpful and constructive. I understand why a property may have marginal associations with people of historic stature, a design element which is distinctive yet not be associated with a historic event. The mention on page 22 of their Survey Report is particularly instructive: "...Thus some alterations or changes are not uncommon—a building must possess enough of its original features to demonstrate why it is significant." "...characteristics such as massing, roof forms, fenestration patterns, cladding and window materials, and neighborhood surroundings" are specific and clearly indicate a building's integrity.

However, there are points stated in the report that I disagree with. In characterizing the buildings as "modest" and "working class" there is a touch of classism that is not conducive to evaluating properties. The statement on page 21 that "Since these buildings do not rise to the level of being a "distinctive" example of the style, each was usually deemed ineligible for the National Register, California Register, or San Jose HRI Landmark designation. If we are to evaluate properties, we must remember that there

are prejudices that over the course of time have disadvantaged properties of people of limited means, especially those of African American and Latino cultural backgrounds. Because the houses listed in the survey were owned primarily by working class people, we need to recognize the contributions of the people who contributed to our city's economic welfare and often had been unrecognized for their efforts.

In many cases, such as the 1915 Craftsman residence listed as lacking in historic significance and historic integrity, the alterations may be reversed, at a modest cost, and the property would be classified as high integrity. The significance of this house, as an example, is that it has remained a residence, and well maintained (based on the photo) for over 100 years. The fact that it was/is a modest residence is to be celebrated. In many ways, the essence of San Jose was a modest city with a sense of community.

Looking at the photos of the properties of the preliminary report, there are many properties that are listed as "lacking historic significance" yet contribute greatly to our city's character and historic appearance.

- 1. APN 47701084 (first property) shows an island near First Street in which is planted trees, some of which look very old and provide a glimpse of the semi-urban, semi-rural feel to San Jose that once prevailed on our city's core. In this sense it retains historic significance. Although there is no DPR prepared and the "P&T Findings" is mostly blank, it is my view that this section of the street is characteristic of the historic San Jose that, sadly, is being lost to modern skyrises and glass buildings.*
- 2. The Craftsman home at 127 E. Humboldt, shown on page 2 of the preliminary report, is quaint and beautiful in its simplicity. The façade seems to be stucco (though the photo doesn't show the cladding clearly), however, the wide porch, the old steps, the prominent gables and the roofing brackets lend an air of its history, and with its bold color seem to announce "pride" of ownership. I believe this home should be considered for landmark status.*
- 3. 1178 S. 6th Street also retains the mission revival tile roof and rounded living room window characteristic of the year of construction, 1936. This home is also deserving of listing in the HRI, if not as a landmark status, then certainly as a Contributing Structure.*
- 4. The store at 994 S 1st Street is typical of the 1930s, the decade it was constructed. Although it probably was never a store of prominence in San Jose, we should celebrate this building for retaining its characteristic broad upper-level exterior wall, it's overhung canopy and the fact that it seems to be in very good condition and still in use for a commercial purpose. The listing "lacks historic significance" seems to be a result of a favoring of properties which catered to those of higher income. I would recommend this building be researched and a DPR provided.*

Other properties which, based on the photo and the year built, seem likely to merit a DPR:

- 1. 146 Martha St, 1901*
- 2. 163 E Humboldt St, 1922*
- 3. 90 E Humboldt St, 1915. (Beautiful, exposed rafters and windows seem to be original in size and dimension)*
- 4. 888 S 6th St, 1922 wood panel cladding seems original*

5. 1158 S 6th St, 1918
6. 915 S 2nd St, 1915, this Craftsman is well maintained, with a corbel/rafter at the apex of the roof gable, wood paneling
7. 894 S 6th St, 1905 The wood panels and the distinct size and shape of this simple rectangular box is refreshingly charming and aesthetically pleasing.
8. 124 E Humboldt Street, built in 1920-retains the arched windows with striking frames, in triple arrangement, on either side of the front door, which is also arched, the tile roof over the porch, the stucco and the lovely plants in front of the house breathe a simple and classic appearance to this home.
9. 970 S. 2nd Street-1914 Craftsman, the exposed rafters and the ample porch with columns to support the roof—it is a house worthy of preservation with significance of working-class people that lived in it. It remains a residence, and its surroundings remain a residential zone and the cannery which once employed many of the residents of this district worked at the cannery remains in its historic location contributing to its integrity and significance.
10. 1066 S. 2nd Street, the Vietnamese Seventh Day Adventist Church, is worthy of preservation as a cultural building of significance. Although the 30 years of being a Seventh Day Adventist church does not meet the threshold, it should be noted that Vietnamese immigration to San Jose commenced in the late 1970s, and so their history in San Jose has been relatively short. The fact that the building had been built in the 1930s should be considered, and its appearance, though of a vernacular style, is neat and attractive.
11. 1094 S. 2nd Street, built in 1900, retains its integrity as a residence for working class people. The clapboard/stucco façade and the rafters under the prominent eaves, with the wide steps and ample porch all are retained to this day. I assert that this house is a Craftsman, with many features of Craftsman houses.

I strongly concur with the report's recommendation to make the mural at 195 E Virginia Street a landmark based on its aesthetic quality as well as the fact that it was painted by Gustavo Bernal Navarro and re-painted by Paul J. Gonzalez, both fine painters of murals. As the report indicates, the mural depicts local history, heritage, and culture of the city of San Jose, and its value to the community and association with the Chicano mural movement of the late 20th century.

I concur that 702 S. 1st Street, the Faber's Cyclery building, qualifies to be designated a landmark.

The report's findings include a designation for the Martha Gardens Packing and Packaging District between South 3rd and South 5th Streets. I concur wholeheartedly with this finding. The fact that Santa Clara Valley contributed 90% of all the fruit grown in the state of California from the 1880s until the 1950s is historic and significant. Because this district is the last of its kind in the city of San Jose, it surely warrants a designation as a historic District.

Many of the other properties, of which I have listed fifteen, also warrant preservation for historic significance and integrity. I thank Page and Turnbull for their report and their findings and ask that a second look at the properties that while modest, are no less important in our city's history.

Vice Chairman Raynsford commented that interesting research is being done about the history of affordable housing in the Bay Area and noted that there are buildings that may not stand out as an outstanding example of an architectural style, but they are interesting for the way they were built and for whom they were built in a certain time period. He commented that this bears closer scrutiny.

Comments were received and no other action was taken by the Historic Landmarks Commission.

b. Annual Workplan Goals.

Historic Preservation Month/Preservation Awards Night

Staff Recommendation: Staff recommends that the Historic Landmarks Commission receive a report and recommendations from the Historic Preservation Month/Preservation Awards Night Standing Committee on nominations for the 2023 San Jose Preservation Achievement Awards and select award recipient/s.

Chairman Boehm introduced the item, and Chairman Boehm and Commissioner Camuso presented the report from the Historic Preservation Month/Preservation Awards Night Standing Committee that nominated the property at 865 The Alameda (Packard Building) to be the recipient of San José's Preservation Award. Commissioner Camuso presented information about the history of the property and its restoration, and the reasons for the Standing Committees recommendation. PowerPoint slides of the building and a list of other properties that were also considered were presented.

Public comment was received as follows:

- *Paul Soto, the Horsehoe, commented that the definition of historic preservation needs to be amended and refined because it has become elitist and it is challenging to be a Chicano in that environment.*
- *Edward Saum commented that the various buildings considered for nomination offered different strengths and weaknesses. He expressed support for the Historic Landmarks Commission taking an active role in the Preservation Awards Night and while there are a number of worthy buildings, the Packard Building is an excellent start.*

Commissioner Janke commented that often historic buildings are viewed like a beauty contest, which is a concern, and the sociology aspect should be given more consideration on how it contributes to the historic nature of a property and neighborhood. He noted this is the finer texture he referred to in the discussion of the Martha Gardens historic resources survey and that these buildings will be lost otherwise. Vice Chairman Raynsford commented that by landmarking those high style buildings built by private wealth, they become part of the public domain.

Commissioner Janke made a motion to authorize Chairman Boehm, on behalf of the Historic Landmarks Commission, to complete and submit the nomination form by April 12, 2023 to nominate the Packard Building at 865 The Alameda as the San José Preservation Award recipient. The motion was seconded by Vice Chairman Raynsford and approved 5-0-1, Commissioner Ayala abstention and Commissioner Arnold absent.

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

No Items

7. OPEN FORUM

Members of the public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Commission. The Commission cannot engage in any substantive discussion or take any formal action in response to the public comment. The Commission can only ask questions or respond to statements to the extent necessary to determine whether to: (1) refer the matter to staff for follow-up; (2) request staff to report back on a matter at a subsequent meeting; or (3) direct staff to place the item on a future agenda. Each member of the public may fill out a speaker's card and has up to two minutes to address the Commission. If you have joined by teleconference and wish to speak on one of these items, please use the 'raise hand' feature in Zoom or press *9 from a touch tone phone to raise a hand to speak.

*Mike Sodergren, PAC*SJ, commented that there is a community meeting scheduled to be held by the County of Santa Clara on May 24, 2023 on an affordable housing project in the East Santa Clara Master Plan area that includes the Temple Laundry/IBM 400 and 800 buildings that are historically significant. He noted that PAC*SJ toured the buildings with County Supervisor Chavez. Mr. Sodergren also commented on displacement (businesses and residences) when historic resources are proposed for demolition and noted that should be a key part of historic preservation.*

Paul Soto, the Horsehoe, commented that it is hard to raise the issues he does and it has been difficult growing up as a Chicano in San José. He commented that he has a responsibility to use his inherent talents and gifts to hold a place at the table for those that have been excluded for a long time for many different reasons.

Chairman Boehm stated that he sent an email to Mayor Mahon's staff to invite Mayor Mahon to make the welcome remarks at the Preservation Awards Night on Friday, May 19, 2023 at 7:30 p.m. at History Park - tickets \$20.

*Commissioner Royer inquired about placing the economic hardship process on a future agenda. Ms. Peak Edwards responded that Ben Leech, Executive Director of PAC*SJ, would be preparing draft documents for review by staff and the item would be agendized when the draft documents are ready for discussion by the Historic Landmarks Commission. Chairman Boehm commented that Demolition by Neglect provisions are also needed and the commission will continue to check on the status of that work.*

Vice Chairman Raynsford commented that the tarp covering the First Church of Christ Scientist is in shreds and requested a report. Ms. Peak Edwards responded that Code Enforcement issued a Compliance Order to the property owner for violations and corrections and stated that she would provide further information at the end meeting.

8. GOOD AND WELFARE

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

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

Dana Peak Edwards reported that at the March 28, 2023 City Council meeting the following was approved:

- *HL22-003 and MA22-003 - City Landmark Designation and Historical Property (Mills Act) Contract for 619 North First Street*
- *SP21-044 and HP21-001 - Historic Preservation Permit for 19 North Second Street with a hybrid HLC and staff recommendation to approve the HP Permit under hardship because the project did not conform with the Secretary of the Interior's Standards, with a condition of approval to preserve the character-defining features stipulated by the Historic Landmarks Commission*
- *Burbank No. 47 - Ordering the Annexation of Santa Clara County Territory located at 560 Bascom Avenue (Burbank Theater)*
- *Burbank No. 44 - Ordering the Annexation of Santa Clara County Territory located at 1883-1887, 1891-1995, 1897-1899 West San Carlos Street and 13 Boston Avenue.*

Ms. Peak Edwards also reported that the removal and salvage work on the Wade Warehouse approved under Historic Preservation Permit Amendment HPA22-002-01 had begun.

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

No items

b. Report from Committees

- i. Design Review Subcommittee: No meeting held on March 16, 2023. Next meeting on Thursday, April 20, 2023 at 11:00 a.m.

c. Approval of Action Minutes

- i. [Recommendation: Approval of Action Minutes for the Historic Landmarks Commission Meeting of March 1, 2023.](#)

Commissioner Ayala made a motion to approve the Action Minutes. The motion was seconded by Commissioner Camuso and approved 6-0-1, Commissioner Arnold absent.

d. Status of Circulating Environmental Documents

No items

ADJOURNMENT

Meeting adjourned at 8:18 p.m.