



HISTORIC LANDMARKS COMMISSION

Action Minutes

Wednesday, April 3, 2024

Regular Meeting

Commencing at 6:30 p.m.

City Hall Wing

Wing Rooms 118, 119 & 120

200 East Santa Clara Street

San José, CA 95113

Commission Members

Paul Boehm, Chair

Rachel Royer, Vice Chair

Harriett Arnold

Lawrence Camuso

Sara Ghalandari

Edward Janke

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 6:35 p.m.

ROLL CALL

PRESENT: Commissioners Boehm, Royer, Arnold, Camuso and Ghalandari

ABSENT: Commissioner Janke

1. DEFERRALS

- a. **Additions to the San José Historic Resource Inventory.** *Deferred from 2/7/24.*
PROJECT MANAGER, DANA PEAK EDWARDS

Identified Structure (IS)

1. 98 North 17th Street (APN 467-13-005)
2. 1280 Wabash Street (APN 015-12-068)

Recommendation: Defer to the May 1, 2024, Historic Landmarks Commission meeting per Staff request.

Staff informed the Commission the reason for the deferral is one of the properties is part of the Five Wounds Historic Survey which needs to be completed before the item is brought before the Commission.

No action was taken.

2. CONSENT CALENDAR

No Items

3. PUBLIC HEARINGS

No Items

4. PLANNING REFERRALS

- a. [Notice of Availability of a Draft Environmental Impact Report \(EIR\) and Public Comment Period for the Seeley Avenue Mixed Use Project \(March 19, 2024 - May 3, 2024\)](#)

PROJECT MANAGER, BETHELHEM TELAHUN

Recommendation: Staff recommends that the Historic Landmarks Commission provide comments on the Cultural Resources and Alternatives Sections of the Seely Avenue Mixed-Use Project Draft Environmental Impact Report under the City Council Policy on the Preservation of Historic Landmarks.

Chairman Boehm introduced the item. Environmental project manager Bethlehem Telahun gave an update on the status of the Draft Environmental Impact Report (DEIR), stating there were no changes to the project description, technical analysis or mitigation measures which have occurred since the previous circulation in January. The current review period for the DEIR is March 19th through May 3rd. Ms. Telahun gave an overview of Project Alternatives 3-5 and their expected impact on historic resources within the project site and eligible district. Scott Youdall, Regional Development Partner for the Hanover Company (applicant) provided a presentation showing the project plans, architectural renderings, and park design with an overview and images of the proposed historic interpretation part of the public park.

Chairman Boehm called for questions from the Commission.

Vice Chairman Royer inquired if the applicant has considered incorporating public park uses that would preserve the orchard and historic buildings as shown in Alternative 4. Ms. Telahun responded the area was determined to be inadequate for the programming needs of the public park. Vice Chairman Royer commented there seemed to be adequate space for some of the park uses, but it would require reconsideration of park programming.

Commissioner Ghalandari inquired what studies have been done on the feasibility of reuse of structures on the project site rather than moving or demolishing the historic structures. Mr. Youdall responded that they discussed with Preservation Action Council San Jose (PAC SJ) the feasibility of relocating the Sakauye House and determined it would be possible. The other structures were not necessarily found infeasible to relocate but those alternatives were rejected for other reasons.*

Commissioner Arnold expressed appreciation for the project and was concerned about the demolition of buildings. She inquired if there were alternatives which could connect the Sakauye House relocation to the interpretation area in the proposed public park rather than moving the building elsewhere on the site. Mr. Youdall responded they had considered moving the Sakauye House to a location which would be adjacent to the park interpretation area, but the Parks, Recreation and Neighborhood Services Department (PRNS) would not accept the relocation of the structure to the public park.

Chairman Boehm inquired if PRNS is concerned about ongoing maintenance. Ms. Telahun responded, yes, that is the concern. Chairman Boehm inquired if the applicant had considered moving the Sakauye House and keeping the orchard as a mix of

Alternatives 4 and 5. Mr. Youdall responded the concern would be a smaller parcel for the public park and loss of space for new housing.

Commissioner Camuso inquired whether sites were researched where the historic buildings might be relocated. Mr. Youdall responded they looked into relocating the structures within the project site but didn't study the option of moving them offsite because that would still result in a significant impact to historical resources, but History San Jose or any other party could provide a site for the structures, including the Sakauye House.

Chairman Boehm opened public comment.

*Mike Sodergren, PAC*SJ, commented that the organization spent a lot of time with Hanover Company discussing the feasibility of alternatives and expressed support for Alternative 5. Mr. Sodergren commented that public parks should be organized in a way that can accommodate structures for preservation. He noted that PAC*SJ spoke to the City Council member who represents the district and suggested that maintenance funds for the relocated structure could be collected from homeowner association fees. Mr. Sodergren also commented that PAC*SJ would like to see some of the trees on site preserved and expressed a desire for collaborative efforts to support the relocation of the historic structures to the public park.*

*Sally Zarnowitz commented that PAC*SJ had submitted a DEIR comment letter that included several other mitigation measures, like collaborating with the Japanese Museum to relocate the Sakauye House.*

Kai Wilson expressed concern that there may be a possibility that the Sakauye House could be damaged if relocated and inquired what the Hanover Company would do in response to such an outcome.

Chairman Boehm called for Commissioner comments.

Vice Chairman Royer commented the PRNS requirements seem like a stumbling block for the project. He noted that it would be helpful to hear from that department as the project plans develop to ensure collaboration and the inclusion of historic elements into the design and amenities of the public park. Vice Chairman Royer suggested there may be a way to reuse some of the buildings as maintenance buildings in the public park or finding some other way to incorporate the historic structures into the public park instead of clearing them to make way for a new design.

Commissioner Ghalandari expressed agreement with Vice Chairman Royer's comments and expressed appreciation for the project, noting the City's need to meet its Regional Housing Needs Allocation for housing. She suggested relocating the Sakauye House to the public park could be a good alternative, especially if the homeowner association could fund the ongoing maintenance of the building. Commissioner Ghalandari suggested this alternative be explored for the purposes of creating housing while retaining the historic fabric of the site.

Commissioner Arnold expressed agreement with the previous commissioners' comments and emphasized PRNS should be a part of the discussion and emphasized the importance of preserving cultural resources.

Chairman Boehm commented on the magnitude of the project, noting that converting 22 acres of existing orchard land to build approximately 1500 housing units was a large change in character. He noted that San Jose was once known as the Valley of Heart's Delight. Chairman Boehm suggested a remnant of the orchard be saved to show the history of the site as a working orchard. He suggested that a mural could also communicate the history, noting the Ohlone once lived there. Chairman Boehm affirmed earlier Commissioner comments, suggesting the design possibilities for the public park could be revisited and perhaps a community garden could be incorporated. Chairman Boehm encouraged serious consideration of Alternatives 4 and 5. He also recommended serious thought about retaining some of the orchard trees and expressed appreciation to the applicants for their attendance and presentation.

Chairman Boehm provided a summary of Commissioner comments that expressed concern about the proposed demolition of historic structures, the desire for collaboration with PRNS and support for using homeowner association funds to maintain and preserve the Sakauye House.

Comments on the Seely Avenue Mixed-Use Project Draft EIR were received, no action was taken.

5. GENERAL BUSINESS

a. **[Clarify San José Historic Resources Inventory Listing for 675 East St. John Street/IBM Building 800 \(APN 467-14-087\)](#)**

PROJECT MANAGER, DANA PEAK EDWARDS

Recommendation: Staff recommends that the Historic Landmarks Commission refine the Temple Laundry/IBM Building 800 (APN 467-14-087) Historic Resources Inventory listing by clarifying that the 1928 addition to the 1919 building does not contribute to the significance of the original building as concluded in the San Jose Hospital Historic Resources Evaluation Report prepared by Carey and Company in 2008 and the San Jose Medical Center Demolition Project Final Environmental Impact Report.

Chairman Boehm introduced the item.

Project manager Dana Peak Edwards gave a brief overview of the staff report and project application received under SB 35 for low-income housing on a 3.10-acre site that would result in the demolition of the 1928 addition to the Temple Laundry/IBM Building which prior adopted analysis concluded does not contribute to the historic significance of the building.

*Erik Schoennauer, Eden Housing representative, presented the project scope, and plan to retain and reuse the original 1919 building as a community space. He emphasized the timeline constraint imposed by potential public funding sources. Samantha Myer, Eden Housing, addressed points raised in discussion with PAC*SJ including laser scanning the 1928 addition before any demolition, securing the site ahead of construction, the timeline for partial demolition, the feasibility of reusing on site parts of the 1928 addition, and the possible designation of the original building as a City Landmark after the project is constructed.*

Chairman Boehm called for Commissioner questions.

Vice Chairman Royer inquired about separating the two portions of the building, and if more recent reports on the structure have been done. Ms. Myer responded the buildings were built separately with different walls, and Eden Housing is working with structural engineers to ensure the original building is protected during demolition and construction.

Commissioner Camuso requested clarification about which portions of the building would be demolished or retained. Mr. Schoennauer responded that the project proposal is to retain the 1919 building and what is left of the 1920 addition and would demolish the 1928 addition based on the documentation in the historic reports. He reported that Eden Housing intends to save the most significant portion of the resource as outlined in the report.

Commissioner Ghalandari inquired if the California Environmental Quality Act (CEQA) would apply to the SB 35 project and would the permit process be used to ensure the building stays safe during construction. Maira Blanco, SB35 application Project Manager, responded that the permit would include non-standard language that would require retention of the historic structure.

Chairman Boehm inquired if consideration had been made to remove alterations to restore the 1928 addition to an earlier period of significance. Ms. Peak Edwards responded that might not be possible based on the changes to the windows as outlined in the staff report.

Commissioner Camuso inquired if there were photos of the building and its additions. Mr. Schoennauer responded the report stated the 1919 and 1920 portions of the building are historically significant but the 1928 portion was reported not eligible due to alterations. He noted that this information guided the development plans on the site and the proposed preservation of the structure for resident and public use.

Chairman Boehm called for public comment.

*Mike Sodergren, PAC*SJ, reported meeting with Eden Housing and expressed appreciation that Eden Housing has been responsive to PAC*SJ, which advocates for saving all the buildings on the site. Mr. Sodergren commented on the significance of the IBM Building and the importance of the project to enhance the significance of the building. He noted the commitment of the applicant to submit a demolition permit after project funding is secured, to submit an application for City Landmark designation, to file existing Historic American Building Survey documentation with the Library of Congress, to integrate portions of the 1928 Art Deco addition into the project, and to 3D laser scan and model the building prior to demolition.*

Chairman Boehm invited the applicant to deliver final comments.

Mr. Schoennauer thanked the Commission and staff and provided assurance of the applicant's intent to pursue items brought up in the comments and asked the Commission to support the Historic Resources Inventory clarification request so Eden Housing could secure financing for the housing project.

Chairman Boehm called for Commissioner comments.

Vice Chairman Royer expressed appreciation to the applicant for celebrating the historic structure and making it open for public access. She suggested incorporating façade materials from the 1928 addition into the new construction.

Commissioner Camuso commented the project is appropriate and expressed appreciation for the plan to preserve the 1919 building. He echoed Vice Chairman Royer's suggestion to incorporate elements of the Art Deco 1928 addition wherever feasible.

Commissioner Ghalandari echoed Commissioner comments. She expressed appreciation for the project and the way it would bring housing to the City while preserving the historic resource on the site.

Chairman Boehm expressed appreciation for the plan to open the 1919 building to the public and to residents. He requested the applicant consider preserving elements of the 1928 building addition. Chairman Boehm inquired if the parking lots around the structures were considered as sites for the new construction instead of demolishing the IBM building addition. Mr. Schoennauer responded the parking lots are owned by the County of Santa Clara and there is a limit on how much of the site the applicant can use for the development. Chairman Boehm commented he would like the building designated as a City Landmark and asked for clarification on the ownership of the IBM building. Mr. Schoennauer responded the County of Santa Clara will retain fee-title ownership and Eden Housing will secure a long-term land lease because it is the County's preference to retain public lands.

Vice Chairman Royer made a motion to approve the staff recommendation of item 5a, which was seconded by Commissioner Arnold. The Commission voted 5-0-1 (Commissioner Janke absent) to approve the motion.

b. **City of San José Certified Local Government Report for 2022-2023.**
PROJECT MANAGER, DANA PEAK EDWARDS

Recommendation: Staff recommends the Historic Landmarks Commission review and accept the Certified Local Government Program annual report for the October 1, 2022 to September 30, 2023 reporting period.

Chairman Boehm introduced the item and Dana Peak Edwards provided a brief overview of the responsibilities under the Certified Local Government Program and the contents of the annual report.

Chairman Boehm noted the Commission added 144 properties to the Historic Resources Inventory during the reporting period and made a motion to accept the annual report. The motion was seconded by Vice Chairman Royer and the Commission voted 5-0-1 (Commissioner Janke absent) to approve the motion.

c. **2024 Santa Clara County Preservation Alliance Awards Night**

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 2024 San Jose Preservation Achievement Awards and select award recipient/s.

Chairman Boehm introduced the item and provided a brief presentation of the Historic Preservation Month/Preservation Awards Night Standing Committee report. He announced the two candidate award recipients: 1) Smith House (San Filipe Road); and 2) Fairglen Additions National Register Historic District. Photographs of the candidate award recipients were displayed.

Chairman Boehm gave an overview of the Smith House property which was recently restored thanks to efforts by Bill Mabry (project development) and John Frolli (project architect). Chairman Boehm noted the plaque on the Smith House which denotes the history of the postmaster of Evergreen who lived in the house, and the accessory structures which have also been restored.

Chairman Boehm gave an overview of the Fairglen Additions, which was developed in 1959 and listed on the National Register of Historic Places. Chairman Boehm acknowledged Sally Zarnowitz and Peter Hurd for their efforts in that designation process. He commented on the attention to preservation of the properties in the district that has ensured none have fallen into disrepair.

Chairman Boehm presented additional properties also considered for the Preservation Award including the Dora House on Martin Avenue, which was restored, and the Yoell House on Schiele Avenue which was designated a City Landmark late last year. Chairman Boehm informed the Commission the Standing Committee has recommended the Smith House and Fairglen Additions, either one or both of the properties, for the award.

Chairman Boehm opened public comment.

John Frolli commented he would like to see both projects receive an award, if possible, and that both projects represent different kinds of historic structures in San José. Mr. Frolli commented on the efforts made to restore the tank house and aviary as part of the Smith House rehabilitation.

Sally Zarnowitz expressed appreciation to the Commission for acknowledging the efforts of the Fairglen Additions neighborhood to preserve the district.

Vice Chairman Royer commented that both projects have merits; the Smith House shows it is possible to retain historic structures while building new structures, and Fairglen Additions shows the public being part of a historic district will not cause undue burden on property owners.

Chairman Boehm commented the Smith House was recommended first because it is a classic example of historic preservation and adaptive reuse of a building. He commented that to his knowledge a whole district has not been previously nominated.

Commissioner Camuso echoed earlier comments that the Smith House is an excellent example of preservation and expressed hesitation to select only one project. He noted the importance of Fairglen Additions because its significance has not been acknowledged until recently and the historic district highlights not just a single building but many excellent houses.

Chairman Boehm acknowledged the members of the subcommittee who participated in the recommendation for the award: Franklin Maggi, Ramon Martinez, Krista Van Laan, Ben Leach, and Commissioners Janke and Camuso.

Commissioner Arnold commented on the difficulty of selecting just one award recipient. She noted the importance of the Smith House to the Evergreen community which has few remaining historic resources compared to other parts of San José. Commissioner Arnold noted that Fairglen Additions is important in the cultural history of the African American community because Eichler developments were welcoming whereas other midcentury subdivision developments were not. Commissioner Arnold expressed appreciation for both nominees and reiterated the difficulty in selecting just one.

Commissioner Ghalandari inquired if both nominees could be recommended for the award under equal merit.

Commissioner Ghalandari made a motion to approve the recommendation of the subcommittee by nominating both the Smith House and Fairglen Additions for the Preservation Award. The motion was seconded by Commissioner Arnold.

Chairman Boehm clarified the wording of the motion. He stated that the Commission approves the recommendation of the Subcommittee by nominating the following for Preservation Awards in 2024: Sally Zarnowitz and Peter Hurd, co-chairs of the Fairglen Additions Preservation Committee, for their successful campaign to place the Fairglen Additions on the National Registry of Historic Places, and Bill Mabry, Oakmont Assisted Living and Memory Care Partner, Project Development and John Frolli, consultant in historic preservation for their work in restoring the Smith House. These two nominations are to be considered as equal in merit and both well-deserving of their award.

The Commission voted 5-0-1 (Commissioner Janke, absent) to approve the motion.

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, reported that a historic house on 4th Street and St. John Street burned down on March 27th. He requested the Commission follow up on the "demolition by neglect" ordinance with City Council. Mr. Sodergren commented that PAC*SJ would like to see incentives to keep buildings occupied because security measures do not keep buildings safe from fires. Mr. Sodergren commented on the First Church of Christ Scientist and, expressed a desire to have the building used for activities by the end of the year. Mr. Sodergren commented on the relocation of structures from the Ban family farmstead on South Winchester Boulevard and suggested a task force be established to liaise with PRNS to find out how the City might be receptive to receiving historic structures in its public parks.*

Chairman Boehm requested the "demolition by neglect" ordinance be placed on the agenda of a future Commission meeting.

John Frolli echoed Mike Sodergren's comment about keeping historic structures occupied and stated that the Smith House was vacant for two months during construction and during that time people broke-in and caused damage, and the onsite security costs added greatly to the preservation project costs. Mr. Frolli commented there should be incentives for owners to protect buildings and he would like to see a policy which supports that.

Chairman Boehm responded to Mr. Sodergren's comment on the "demolition by neglect" ordinance, saying there would be action by the City to move that forward in the next fiscal year.

8. GOOD AND WELFARE

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

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

No updates

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

*Ms. Peak Edwards reported an email was received from Mike Sodergren, PAC*SJ,, about the Temple Laundry/IBM Building 800 property.*

- iii. Verbal update on the status of the First Christ Scientist Church

Ms. Peak Edwards reported she contacted the Mayor's Office and Office of Economic Development about the status of the First Church of Christ Scientist and was informed that the City is encouraging the owner to properly protect and maintain the building and the property owner is being fined for being out of compliance with municipal codes. She also reported that the City is in discussion with the owner to sell the property and there are a couple of potential buyers, but it is not known if a transaction will result.

- iv. Next Meeting is May 1, 2024, in San Jose City Hall, Wing Rooms 118, 119, 120.

No comments

b. Report from Committees

- i. Design Review Subcommittee: No meeting was held on March 21, 2024. The next meeting is scheduled for Thursday, April 18, 2024, at 11:00 a.m.

No comments

c. Approval of Action Minutes

- i. **Recommendation:** [Approval of Action Minutes for the Historic Landmarks Commission Meeting of March 6, 2024.](#)

Vice Chairman Royer made a motion to approve the Action Minutes for the March 6, 2024, Historic Landmarks Commission meeting. The motion was seconded by Commissioner Camuso and the Commission voted 5-0-1 (Commissioner Janke, absent) to approve the minutes as written.

d. Status of Circulating Environmental Documents

No updates

ADJOURNMENT

Meeting adjourned at 8:26 p.m.