



HISTORIC LANDMARKS COMMISSION
Action Minutes

Wednesday, August 7, 2024

Regular Meeting
Commencing at 6:30 p.m.
City Hall Wing
Wing Rooms 118, 119 & 120
First Floor, City Hall Wing
200 East Santa Clara Street
San José, California

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

AGENDA

ORDER OF BUSINESS

WELCOME

Meeting called to order at 6:31 p.m.

ROLL CALL

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

ABSENT: Commissioner Janke

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 say so at this time.

No Items

2. CONSENT CALENDAR

Notice to the public: There will be no separate discussion of individual Consent Calendar items as they are considered to be routine and will be adopted by one motion. If a member of the Commission requests debate, separate vote or recusal on a particular item, that item may be removed from the Consent Calendar by the Chair and considered separately. The public may comment on the entire Consent Calendar and any items removed from the Consent Calendar by the Chair. Staff will provide an update on the consent calendar. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

No Items

3. PUBLIC HEARINGS

Generally, the Public Hearing items are considered by the Historic Landmarks Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes. If anyone in the audience wishes to speak on one of these items, please make your request at this time.

- a. **HL24-001**: Application for designation of 484 East San Fernando Street (Grace Baptist Church) as a City Landmark of special historical, architectural, cultural, aesthetic, or engineering interest or value of a historic nature.

PROJECT MANAGER, DESERAE FOSTER

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

1. Adopt a resolution designating 484 East San Fernando Street (Grace Baptist Church) as a City Landmark of special historical, architectural, cultural, aesthetic, or engineering interest or value of a historic nature.

Chairman Boehm introduced the item.

Project Manager Deserae Foster provided an overview of the project, including information about the significance criteria for City Landmark designation. Ms. Foster stated that the property was nominated by the San José City Council on May 7, 2024, and was documented and evaluated by qualified architectural historian Krista Van Laan who determined that Grace Baptist Church meets significance criteria 3, 4, 6 and 7 as outlined in San José Municipal Code Section 13.48.110. Ms. Foster introduced Krista Van Laan who presented an overview of the property's architectural features and history. Ms. Van Laan highlighted the work of local architectural firm Binder & Curtis, the association of Grace Baptist Church with George L. "Shorty" Collins, a prominent local peace activist, the church's place in the wider community and its distinguishing architectural features.

Commissioner Arnold recused herself for this item.

Chairman Boehm called for commissioner questions.

Commissioner Ghalandari inquired if the use of the building is part of its significance as an eligible landmark, and if changing the use in the future would impact the City Landmark if it were designated. Krista Van Laan responded that there are currently other uses in the property, including a school, and if the exterior architecture were maintained the property would still be eligible as a City Landmark. Ms. Van Laan stated that designation would preserve the exterior features of the building, and if the architecture were preserved, other uses for the building could occur without changing the historic integrity. Commissioner Ghalandari expressed concern that designation would limit the future adaptive reuse of the building, as one of the significance criteria for the property is related to its use. Historic Preservation Officer Dana Peak Edwards responded that the Secretary of the Interior's Standards for Rehabilitation focus on adaptive reuse as the standards are designed to keep buildings in active use.

Chairman Boehm opened public comment.

Jeanne Wardrip, Moderator with Grace Baptist Church, expressed appreciation to the commission for considering the church for City Landmark designation. Ms. Wardrip commented that she was married there in 1959 by Shorty Collins and her two children were baptized and married there. Ms. Wardrip commented that she understood the landmark status would only apply to the original church, rather than the addition which is separated from the church by an inch, and if they needed to redevelop the area where the addition is located that part could be demolished if the original church building were maintained.

Larry Guernsey, Grace Baptist Church, commented that two years ago there was a plan to tear down the church and develop new apartment buildings. He commented the church wants the designation to make it more difficult for someone to attempt that in the future. Mr. Guernsey commented that when the redevelopment was proposed they started a website, which is still operating, called saveGBCsancuary.com. He stated that through that website 2,841 people signed a petition urging the City to designate the church a historic landmark. Mr. Guernsey reported that he brought a flash drive with the signatures and also submitted the petition digitally to Dana Peak Edwards. He stated it was his mission to convey the signatures and message to the commission to save the church.

*Ben Leech, Executive Director of Preservation Action Council of San Jose (PAC*SJ), commented he is proud and honored to be associated with the drive to designate the church which started out of concern that the property was proposed to be redeveloped.*

*Mr. Leech stated at that time a number of church members reached out to PAC*SJ for assistance and to honor the architectural and cultural significance of the site. He stated that PAC*SJ collaborated with Krista Van Laan on the DPR form which is before the commission. Mr. Leech expressed appreciation for the documentation and evaluation which makes the case that the church is a landmark worthy site. He expressed thanks to the San José City Council, especially District 3 member Omar Torres, for recognizing that the City Council has the ability and responsibility to initiate landmark designation. Mr. Leech noted that the proposed designation of the church was the result of City Council's nomination and direction to consider this designation, which PAC*SJ supports. He thanked the commission and requested HLC approval of the staff recommendation.*

Phil Mastrocola, Director of Grace Solutions, commented that the reason he came to Grace Baptist Church was that he knew people through the City of San José Parks, Recreation and Neighborhood Services Department which operated a daytime center at the church for almost 50 years. Mr. Mastrocola said he went to meet with them and see if he could help and stayed for over 10 years and became a member of the church. He commented that they have done a lot to help people without homes to have a place to sleep and have made great strides with the County Probation Office, both at the church and in the two houses next door owned by the church, one of which was operated by the County of Santa Clara. Mr. Mastrocola commented they helped people by feeding, clothing and housing them on an emergency basis during the day at the center and at night in the church. He expressed sadness that the City closed the daytime center doors there a few years ago, even though they were helping 75 people a day, Monday through Friday, for seven years. Mr. Mastrocola shared a story with the commission about two young ladies who knocked on the church door and said their mother told them if they ever needed help or were in trouble to go to Grace Baptist Church.

*Mike Sodergren, PAC*SJ, commented this is one of the most exciting designations to him personally as a Christian, and said he knows the body of Christ is not the building but if you are searching for your purpose or meaning in life or for your creator, you must go to a place where there are people who share your belief system. He commented that PAC*SJ recognizes that in San José City Landmark designation does not put a cloak of protection over a building, but that a building is protected by those who activate it and use the building for the worthwhile purposes heard about today. Mr. Sodergren thanked the commission for hearing this item and expressed his wish that the commission would recommend it for City Landmark designation based on all the comments today, and because he believes it is a positive addition to the Historic Resources Inventory.*

Chairman Boehm closed public comment and called for commissioner comments.

Commissioner Camuso commented that he was aware that this wonderful church was being considered for redevelopment a couple of years ago and that disturbed him as a lifelong resident of San José and someone very familiar with the downtown area. He stated that he was thrilled to see this on the agenda and believes this wonderful building needs to be saved. Commissioner Camuso commented the building has been part of his life as well, even though he is not a parishioner there. He commented that he has known the building all his life and commended the efforts to save the building, saying it should be protected.

Commissioner Ghalandari echoed Commissioner Camuso's comments, saying it is a beautiful building and it is great to hear from the public about the impact the church has had on people's lives. She asked for clarification on whether or not the entire property would be designated (with the annex) as was raised in the public comment since

designation of the entire parcel might impact the ability to renovate or modify the annex. Dana Peak Edwards responded the entire parcel would be designated, as there is no way to designate only the contributing parts of a property. Ms. Peak Edwards stated that any redevelopment would require planning approval which would include analysis to determine the level of significance of the annex and any impacts that would result from demolition. That analysis would be part of the Historic Preservation Permit process and is not predetermined prior to a development application. Commissioner Ghalandari inquired whether the historic analysis of the building identified the annex as a historic resource. Krista Van Laan responded the annex was built more than fifty years ago so it was included in the study and analysis. (Chairman Boehm repeated these statements for the benefit of the recording of the meeting as Ms. Van Laan's answer was not picked up by the microphones.) Ms. Peak Edwards responded that if the Church were to submit a development application, the proposal would be analyzed as part of the environmental review process, and if it were determined the annex was significant then an Environmental Impact Report would be required to consider impacts to a historical resource. Commissioner Ghalandari thanked Ms. Van Laan and Ms. Peak Edwards and commented that she wanted to make sure the member of the public who commented earlier about that point understood the response.

*Vice Chairman Royer expressed appreciation of Ms. Van Laan, the community and members of PAC*SJ for all the hard work that went into putting the designation materials together. She commented this building is worthy of designation, not only for its architectural value but for its community impact as well, and that it is an excellent candidate for City Landmark designation.*

Chairman Boehm echoed earlier comments and expressed concurrence with the staff recommendation that the property be designated a City Landmark. He expressed agreement with the determination that the property meets the cited significance criteria. Chairman Boehm was especially appreciative of the fact that designation would honor Shorty Collins who has been too often overlooked as a man of peace devoted in heart and soul as assistant pastor and leader of the church. Chairman Boehm expressed his belief that maintaining the property is a testament to the love and concern of members of the church both past and present, and commented that he is glad to celebrate the opportunity the commission has to recommend designation of the property as a City Landmark. Chairman Boehm thanked Ms. Van Laan for writing the report and for her presentation. He thanked his predecessor on the commission, Edward Saum, who led the commission through the initial discussions when the church was proposed for demolition, and he thanked the public for their comments.

Vice Chairman Royer made a motion to approve the staff recommendation to recommend designation of Grace Baptist Church as a City Landmark. Commissioner Camuso seconded the motion. The commission voted 4-0-1-1 (Commissioner Janke Absent, Commissioner Arnold Abstained) to recommend to City Council the designation of 484 East San Fernando Street (HL24-001) as a City Landmark.

- b. **HLD24-001**: Application for designation of Schiele Subdivision and Alameda Park as a City Landmark Historic District that is a geographically definable area of urban character, possessing a significant concentration and continuity of site, buildings and structures unified by past events and aesthetically by plan and physical development.
PROJECT MANAGER, DANA PEAK EDWARDS

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

1. Adopt a resolution designating the Schiele Subdivision and Alameda Park as a City Landmark Historic District that is a geographically definable area of urban character, possessing a significant concentration and continuity of site, buildings and structures unified by past events and aesthetically by plan and physical development.

Chairman Boehm introduced the item.

Project Manager Dana Peak Edwards provided a brief overview of the staff report and resolution nominating the Schiele Subdivision and Alameda Park neighborhood for designation as a City Landmark District and introduced project consultant Archives and Architecture LLC. Franklin Maggi and Krista Van Laan presented their research findings, historic context relating to San José subdivisions, and the history and architecture of the neighborhood under consideration.

Chairman Boehm called for commissioner questions.

Commissioner Arnold thanked Mr. Maggi and Ms. Van Laan for the informative presentation.

Commissioner Camuso echoed the appreciation for the presentation, and commented he is very familiar with the developer Tony Maderis, who built Commissioner Camuso's own home.

Chairman Boehm opened public comment.

Edward Saum, Shasta Hanchett Park Neighborhood Association (SHPNA), commented that he is in attendance as an architect by training and a resident of a historic house close to the district. Mr. Saum was the chairman of the Historic Landmarks Commission when the properties in the neighborhood were added to the Historic Resources Inventory. He stated he was then and is still the President and Director of Planning and Land Use for SHPNA, a neighborhood association that includes within its area the proposed historic district. Mr. Saum commented there are many people and a great amount of research that went into proposing this designation. He referred to a comment letter sent to the commission about how SHPNA first approached then City Council member Ken Yeager with the idea of designating the historic district. Mr. Saum commented that two council members later, each with 8-year terms, the proposal will finally be going to City Council for a decision. He commented that he intended to bring to the meeting a book written by Krista Van Laan and Kay Gutknecht that contains their findings on the Schiele Subdivision and Alameda Park research (currently out of print). Mr. Saum commented that the neighborhood is a wonderful example of historic architecture and variety of homeowners. He mentioned a block party that was held in 2022 where the love and passion for the area was evident. Mr. Saum expressed support for the proposed City Landmark Historic District designation, saying that he could not endorse it strongly enough and he looks forward to speaking in support of it at the upcoming Planning Commission and City Council hearings. Chairman Boehm commented that the block party was well attended and that in addition to Edward Saum's presentation, Krista Van Laan and Kay Gutknecht were there presenting and signing their book.

FaFa who lives on Harding Avenue thanked the commission for the chance to speak and commented that while well intentioned, historic designation poses significant challenges for residents and the community. Ms. Fa Fa expressed concerns about designation imposing restrictions on property modification and maintenance which would lead to increased cost and limited flexibility for homeowners. She commented that any financial burden could cause some residents to neglect maintaining their properties. Ms. FaFa expressed concern that historic designation would attract tourists, causing traffic congestion and noise that would disrupt the peaceful neighborhood. She commented that

their street does not meet one of the key criteria for designation as defined because it does not exemplify unique architecture or engineering design. Ms. FaFa commented that numerous modifications made to the properties in recent years have significantly altered the original character and integrity of the structures, making the neighborhood unfit for historical status under the city guidelines. She commented that the neighborhood has changed considerably, and most of the houses no longer resemble those depicted in the presentation. Ms. FaFa said she understands there are historical houses on their street that might warrant individual landmark status, and suggested designating those specific historic homes as landmarks would be a more appropriate approach to preserving the significant heritage without imposing restrictions on the entire area. She commented that she is not against the original and charming character of the street and is committed to preserving the look of her house which she bought with that intention. Ms. FaFa expressed concern about the housing shortage as a major issue in the area and suggested imposing further restriction through historical designation might exacerbate the problem and hinder efforts to address it, making it more difficult for their community to grow and adapt with increasing demands.

Ben Leech of PAC SJ commented that the organization has long supported the efforts of the neighbors in the area going back twenty years or more to establish a historic district. He commented that a lot of the uncertainty about historic districts is tied to the fact that San José has so few of them per capita in comparison to other similarly sized cities, which leads to uncertainty about what it means for homeowners and how it affects neighborhoods, and that is a healthy conversation to have. Mr. Leech commented that while PAC* SJ absolutely supports the effort to establish the historic district, they also support the questions that arise from the effort and noted there are good answers to all of the questions. He commented that historic districts are preservation tools that benefit not only the residents in the district, but also benefit the entire city. Mr. Leech commented that creating a historic district is not freezing a neighborhood in time, but it is a useful way to manage change in a way that is predictable and equitable across everyone who lives in the district, so he hopes this is the first of many historic district conversations and the first of many new historic districts to be discussed and to improve the city.*

Chairman Boehm closed public comment.

Dana Peak Edwards addressed comments made by Ms. Fa Fa. She noted the project website and reported that posted on the website are written community questions and responses from the two community meetings that address similar concerns. Ms. Peak Edwards stated that the restrictions on demolition would not change the potential to add new housing in the district because the neighborhood is zoned for single-family housing. She noted it would be likely that older houses would be demolished to build bigger houses, which would not address the need for additional housing units. Ms. Peak Edwards stated that ADUs are built with ministerial permits and a Historic Preservation Permit would not be required. She stated that ADUs are currently the most effective tool for adding housing units in residential neighborhoods.

Ms. Peak Edwards completed her summary of the staff report including reporting on the initiation of the designation by City Council on April 30, 2024, community meetings held in May and June to answer questions from the public about the proposed district designation, and the public noticing completed prior to this HLC hearing. She stated that staff has been available to respond to questions from the public and no questions were received. Ms. Peak Edwards provided an overview of the relevant Historic Preservation General Plan policies and analysis of how the proposed designation aligns with the

General Plan. She outlined the significance of the neighborhood and how it meets the Historic Preservation Ordinance criteria as a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, buildings, structures or objects unified by past events or aesthetically by plan or physical development. Ms. Peak Edwards noted the project is exempt from the provisions of the California Environmental Quality Act per Section 15331 for the preservation of historical resources.

Ms. Peak Edwards addressed a public comment letter received via email from Kevin and Giovanna O'Grady regarding concerns about the processing of applications made for building and planning permits. She noted a building permit application was submitted by another party on September 26, 2023 and no Single Family House Permit application was submitted. Ms. Peak Edwards stated the building permit application was assigned for Planning conformance review on October 27, 2023 and Planning staff sent comments stating the need for a Single Family House Permit on November 13, 2023. She stated that the Single Family House Permit application was not submitted until April 24, 2024 and Planning staff issued comments on May 9, 2024. Ms. Peak Edwards reported that Planning staff notified the applicant on May 30, 2024, that the specifications for windows and doors needed to be added to the plans, and no response was received from the applicant until June 27, 2024.

Chairman Boehm commented that while there are other historic districts in the city, there have been no historic district designations since 2007, so this is not something which comes before the commission often. He commented that this project was initiated many years ago. Chairman Boehm stated that for the protection of San José citizens the commission does not take such an action lightly.

Chairman Boehm called for commissioner questions.

Chairman Boehm asked for clarification regarding the nomination process for historic district designation and inquired whether the City Council initiated the process. Dana Peak Edwards responded City Council initiated the process. She stated that by ordinance a district or city landmark can be nominated by the property owner/s (in the case of a district that means a certain percentage of owners), by the Historic Landmarks Commission, or by City Council. Chairman Boehm asked for clarification on the consultant presentation, inquiring if the LGBTQ+ community as a protected class were discovered to reside in the neighborhood in businesses and homes in the neighborhood in the 1970's and 1980's. Ms. Van Laan responded that was correct. Chairman Boehm commented on the informative presentation, saying there is a lot of new information about the area which was not available in earlier discussions of the district, including the context of the terrible history of redlining in much of the city's subdivisions and the LGBTQ+ history.

Commissioner Camuso inquired about the boundaries of the nominated historic district. Ms. Van Laan responded by naming the bounding streets and Ms. Peak Edwards displayed a map of the district boundaries.

Chairman Boehm called for commissioner comments.

Vice Chairman Royer expressed her thanks for the efforts made to bring this district before the commission, saying it was many years in the making. She hoped the City would not have to wait almost twenty more years for the next historic district designation.

Commissioner Ghalandari commented on the high number of contributing buildings in the district and said there are very few non-contributors in the neighborhood. She echoed

earlier comments saying that designation of a district should not be taken lightly, that it is done for a purpose to protect the resources in an area which has benefits. Commissioner Ghalandari noted there has been a lot of research which has been provided, and after reviewing all of the files she agrees this is a unique district which should be protected.

Commissioner Arnold commented that she has been part of the discussion since the candidate area first came to the commission when listing in the Historic Resources Inventory was proposed and is delighted to see this come to fruition. She thanked everyone for the hard work that has gone into the project.

Chairman Boehm echoed the comments from earlier discussion, saying he was impressed with the amount of work done. He thanked Mr. Maggi and Ms. Van Laan for their presentation, and Ms. Peak Edwards for the documentation and information regarding the public concerns. Chairman Boehm commented on the concern expressed that the designation would increase tourism traffic to the area and responded that while the area is worth protecting, it is not so unique that increased traffic is likely. He commented there are a lot of things to weigh in a decision like this and some people may find the restrictions onerous, but that there are reasons why one would choose to live in these areas and there is a lot to be said for designating the neighborhood a historic district and sharing it with the city. Chairman Boehm stated that the commission is enthusiastic to champion historic districts, but it takes a long time to create them. He thanked former Commission Chairman, Edward Saum, who served on the commission when the properties were added to the Historic Resources Inventory. Chairman Boehm commented that the book written by Kay Gutknecht and Krista Van Laan was critical to this process. He noted he has shared it with the class he teaches on Santa Clara Valley history. Chairman Boehm thanked Council Member Dev Davis who helped to bring this nomination through City Council.

Commissioner Ghalandari made a motion to recommend to City Council that the Schiele Subdivision and Alameda Park neighborhood be designated as a City Landmark Historic District. The motion was seconded by Vice Chairman Royer. The commission voted 5-0-1 (Commissioner Janke absent) to approve the motion.

4. PLANNING REFERRALS

No Items

5. GENERAL BUSINESS

- a. **2024 Historic Landmarks Commission Annual Retreat.**
PROJECT MANAGER, DANA PEAK EDWARDS

Recommendation: Staff recommends that the Historic Landmarks Commission discuss potential training topics and dates for the 2024 Historic Landmarks Commission Annual Retreat in October.

Dana Peak Edwards provided an overview of the item, saying the purpose of the discussion is to select a date for the Historic Landmarks Commission Annual Retreat in October and for commissioners to suggest topics of interest.

Commissioner Ghalandari asked for clarification about the process for providing recommendations. Ms. Peak Edwards responded the intention is to discuss dates and topics during the meeting, and that the retreat is typically held from 1:00 to 4:00 pm on a Friday.

Commissioner Arnold inquired if zoom would be a possibility or if it would be an in-person meeting. Ms. Peak Edwards responded it would likely be a hybrid meeting.

Commissioner Camuso asked if it would be held at City Hall. Ms. Peak Edwards responded that last year it was held in the third-floor conference room. She noted it was held in the smaller conference room due to availability constraints, but the intent is to hold it in the larger conference room if available.

Chairman Boehm opened public comment.

*Mike Sodergren, PAC*SJ, commented there was angst from the general public about what additions to the Historic Resources Inventory mean, and some training or format that explains the differences between a Structure of Merit, an Identified Structure, or Candidate City Landmark and the corresponding implications would be helpful. He suggested including information on what to do when an addition or painting is proposed. Mr. Sodergren also suggested discussion of more complex legal issues related to the Mills Act, saying PAC*SJ receives inquires on this topic. He added that when his friend passed away the survivors did not inherit the tax base as Mr. Sodergren did when his mother passed away. Mr. Sodergren noted there have been legislative changes which require the taxes to be fully reassessed.*

*Ben Leech, PAC*SJ, suggested a presentation on federal and state tax credits related to historic preservation. He noted that new changes taking effect could be beneficial to the general public, land use advocates and planners. Mr. Leech commented that preservation incentives would be interesting to explore more because they are underutilized in San José for reasons he doesn't understand.*

Chairman Boehm closed public comment and called for commissioner comments.

Commissioner Ghalandari inquired about the intent of the retreat and if it is meant to produce public guidance or if it is just for commissioners. Ms. Peak Edwards responded it would be open to the public as a noticed meeting.

Ms. Peak Edwards responded to the public comment from Mr. Sodergren, saying the message would not reach everyone as the City does not have the resources to mail notice to every property owner on the Historic Resources Inventory. She noted that for the Five Wounds Historic Resources Survey the City will be meeting with owners of property that were classified in the survey report for listing in the Historic Resources Inventory before the proposed listings come before the commission. She commented that it would be helpful in the future with other historic surveys to meet with property owners earlier in the process to reduce questions at the Historic Landmarks Commission meetings. Ms. Peak Edwards noted it was something the City is aware of and will try to implement in the future.

Chairman Boehm responded with the suggestion to have something written which answers questions about what an Identified Structure is or if someone can paint their house, put in a new window or make façade changes.

*Mr. Sodergren clarified his comment was a request for the official City position on the topic, saying it wasn't about getting the message out, but to make sure he is getting the message straight. Chairman Boehm inquired about the outcome, would it be purely for the enlightenment of PAC*SJ or would the information be distributed. Mr. Sodergren responded PAC*SJ would receive the information and communicate it.*

Commissioner Ghalandari commented that there seems to be concern by the public related to historic designation because it does place limitations on the property which is the purpose. She noted the need for information about the different routes this could take,

like with the California Environmental Quality Act (CEQA) or the City's designation and permitting processes. Commissioner Ghalandari stated she was unaware of whether the City has published materials providing guidance on what it means if you own property that is a Structure of Merit or other historic classification outside of the San José Municipal Code and what it might mean for CEQA or permitting or the design guidelines that apply. She commented that it would be helpful for any property owner. Chairman Boehm commented that it would not require writing anything new, but it would focus on making the format as easy as possible for the public to digest.

Edward Saum commented on ways to increase understanding of the Historic Resources Inventory, noting that the City has published clarifying processes like the Universal ADU Checklist which was updated in June 2024, saying the form was revamped and is so much clearer. Mr. Saum commented that most people are unaware but the City has a website for everything from the Historic Resources Inventory to a Landmark, but that to a large extent it is a matter of how you get the information out there. Mr. Saum commented that unfortunately design professionals, of which he counts himself among that group, sometimes do not do their due diligence before starting a project, so they submit a building permit without the Single-Family House Permit. He commented that the key would be educating design professionals who then can help people make informed decisions, to understand the hurdles and that it is not a linear process. Mr. Saum commented that City staff are very helpful, and the information is there if you know where to look.

Chairman Boehm commented that he would like for the commission to meet Deputy Director Robert Manford's replacement. He also suggested a review of historic adjacency, what it means to be adjacent and what requirements are placed on properties making changes. Chairman Boehm noted that this is something which has been talked about before, but there are new members on the commission and it would be beneficial, especially a discussion about the Downtown Design Guidelines standards 4.2.4. Chairman Boehm also suggested the Commission talk about participation in the Preservation Awards Night 2025, saying Commissioner Camuso has agreed to serve on a Steering Committee. He inquired if the commission wanted to be involved this year as it was the year before. Chairman Boehm suggested the commission receive an update on the current status of the Saratoga and Eastside Alum Rock historic resource surveys, and the Eichler Design Standards project. He suggested that the commission could discuss what role the commission might play in celebrating any future designation of Schiele Subdivision and Alameda Park as a historic district. Chairman Boehm invited Commissioner Arnold to provide an update on the Recognition of Culturally Diverse Properties subcommittee and suggested the commission receive an update on outstanding projects like 1065 South Winchester Boulevard, First Church of Christ Scientist, Seely Avenue Mixed Use Project, and Demolition by Neglect provisions. He commented that he has been in contact with a council member who said the topic of Demolition by Neglect would be coming up in the Rules Committee either in September or October. Chairman Boehm noted the keyword is blight, saying that the Lawrence Hotel is considered a blighted property. He commented that how to preserve it or prevent it from collapse is the question and requested that the council member provide an update as soon as possible.

Mary Anne Groen, Chief of Staff for City Council Member Dev Davis, offered a venue for the retreat at a ranch in San Martin with a large historic barn which is a thirty minute drive south. She noted that the barn has wifi and the setting of a historic farm might be

fun for the commission, and she also offered assistance with securing the City Managers conference room if possible.

Edward Saum suggested the retreat could be held in the newly renovated small chapel building at the back of Westminster Presbyterian which is located near Schiele Avenue on The Alameda. He commented on the encouragement from the pastor and Council Member staff to make use of the venue if the commission does not have another potential location.

The Commission discussed potential dates and agreed to hold the annual retreat on October 18, 2024.

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.

*Mike Sodergren, PAC*SJ, commented that next Tuesday at City Council, the Seely Avenue Mixed Use project will be heard. He noted the proposed housing project includes the demolition of every single structure on the Sakauye family farmstead, even the orchard. He commented that the property has a rich history involving the Japanese American community prior to the 1913 Alien Land Act in California through to the Valley of Hearts Delight time and the internment period. Mr. Sodergren encouraged commissioners to attend that meeting and provide comment. He expressed appreciation for Anthony Raynsford's work on the Demolition by Neglect provisions, and expressed hope the ordinance revisions would be passed.*

Chairman Boehm requested an update on open positions on the Historic Landmarks Commission, asking if any applications have been received. Ms. Peak Edwards responded that applications are being accepted through the Fall, and staff is working with the Boards and Commissions office to open Edward Janke's position because he moved out of state and did not formally resign. Commissioner Camuso commented he has a neighbor who is interested in applying. He noted he invited her to the commission meeting; she was not able to attend tonight, but she is very interested in the position.

Chairman Boehm announced that Jan Batiste Adkins will be speaking on September 7th at 11:00 am at a California Pioneers of Santa Clara County function about the migration of African Americans to the county. The event is restricted to members, but it would be possible to attend as a guest of a member.

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. [Update on FY2023-2024 Historic Preservation Accomplishments and FY2024-2025 Achievement Plan.](#)

Dana Peak Edwards shared with the commission the information in the report is part the performance evaluation for her position. She noted that it reports on Fiscal Year 2023-2024 accomplishments and outlines the work plan for Fiscal Year 2024-25.

Chairman Boehm noted that 115 properties were added to the Historic Resources Inventory in Fiscal Year 2023-2024 and thanked Ms. Peak Edwards for all her work on that achievement. He also noted that Ms. Peak Edwards hosted a table at the Santa Clara County Preservation Alliance Awards Night and expressed appreciation for that. Chairman Boehm commented that the commission awarded not one, but two awards that night, so there is a lot for which to be proud. He commented he is happy to see Demolition by Neglect was included in the Fiscal Year 2024-25 work plan.

- iii. Summary of communications received by the Historic Landmarks Commission.
No items.
- iv. Next Meeting is September 4, 2024 in San Jose City Hall, Wing Rooms 118-120.

b. Report from Committees

- i. Design Review Subcommittee: No meeting was held on June 20, 2024 or July 18, 2024. The next meeting is scheduled for Thursday, August 15, 2024 at 11:00 a.m.

Dana Peak Edwards reported that the Historic Landmarks Commission established an ad hoc committee at the June meeting to review the draft reconnaissance survey findings for the Eastside Alum Rock and Saratoga Urban Villages. She reported that the committee members are Chairman Boehm and Commissioners Camuso and Ghalandari. Ms. Peak Edwards reported that the draft consultant findings have been received by staff and the documents are under review. The ad hoc committee decided to meet on August 21st from 4:00- 5:00p.m. via Zoom to discuss their comments and recommendations.

c. Approval of Action Minutes

- i. [Recommendation: Approval of Action Minutes for the Historic Landmarks Commission Meeting of June 5, 2024.](#)

Chairman Boehm recommended minor modifications to the meeting minutes of June 5, 2024 noting that on page 8, second paragraph instead of using the word “earlier” use the date 1777 and also on page 8, third paragraph change 99 to 990.

Commissioner Royer made a motion to approve the meeting minutes of June 5, 2024, as corrected and the motion was seconded by Commissioner Arnold. The Commission voted 5-0-1 (Commissioner Janke absent) to approve the motion.

d. Status of Circulating Environmental Documents

No items.

ADJOURNMENT

The meeting adjourned at 8:45 p.m.