

RESOLUTION NO.

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSÉ
APPROVING A HISTORICAL PROPERTY CONTRACT WITH
PENELOPE AND STEPHEN THOMPSON FOR EDWIN AND MARY
WILCOX HOUSE LOCATED AT 1300 PINE AVENUE (APN: 439-52-
106)**

MA18-001

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

WHEREAS, Penelope and Stephen Thompson possess fee title in and to that certain real property, together with associated structures and improvements thereon, generally located at the street address 1300 Pine Avenue (hereinafter referred to as the “Historic Landmark”) and

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

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Historic Landmarks Commission did, on November 7, 2018 at 6:30 p.m., conduct a public hearing on a Historical Property Contract for the Historical Landmark attached hereto as Exhibit “B” and HLC recommendation (hereinafter “Agreement”); to approve the agreement; and

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

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

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Council did give notice that on December 4, 2018 at 1:30 p.m., or as soon thereafter as said matter could be heard, this Council would, in the City Hall of the City of San José, 200 East Santa Clara Street, San José, California, hold a public hearing on said Agreement at which hearing any and all persons interested in said Agreement could appear and avail themselves of an opportunity to be heard and to present their views with respect to said proposed Agreement; and

WHEREAS, at the aforesaid time and place set for hearing, or to which the hearing was continued, this Council duly met, convened, and gave all persons full opportunity to be heard to present their views with respect to said proposed Agreement.

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

SECTION 1. In accordance with the provisions of Chapter 13.48 of Title 13 of the San José Municipal Code, this Council does hereby approve the Historical Property Contract with Penelope and Stephen Thompson, owners of the Edwin and Mary Wilcox house located at 1300 Pine Avenue and makes the following findings:

- a. The Agreement is consistent with the General Plan, in that preservation of specific structures or special areas is a part of the Envision San José 2040 General Plan Historic Preservation Policy LU-13.13 to foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance; utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives; and
- b. The Agreement would provide greater protection for the Historical Landmark property than is otherwise provided by the provisions of San José Municipal Code Chapter 13.48 in that the owner, in partnership with the City, may use property tax relief to rehabilitate and maintain the property in accordance with the preservation plan, Exhibit "C" of the Agreement; and

- c. The Agreement complies with the requirements of Section 13.48.520 of Chapter 13.48 of Title 13 of the San José Municipal Code. Contracts incorporate the Municipal Code’s required provisions for Historical Property Contracts, including the following: A description of the Landmark Property subject to the Agreement, a provision that the term of the Agreement is a minimum period of ten years, specific conditions requiring preservation of the Landmark, provision for the periodic examination of property, and a requirement that the property owner annually expend an amount equal to a minimum of 10% of the annual tax savings resulting from the Contract, and a provision that the Agreement is binding upon—and shall inure to the benefit of—all successors in interest of the owners in the property.

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

ADOPTED this _____ day of _____ 2018, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI TABER, CMC
City Clerk

EXHIBIT "A"

**LEGAL DESCRIPTION
FOR
EDWIN AND MARY WILCOX HOUSE
1300 PINE AVENUE**

Exhibit "A"

Legal Description

A.P.N.: 439-S2-106

Real property in the City of San Jose, County of Santa Clara, State of California, described as follows:

PARCEL ONE:

PARCEL "B" AS FOLLOWS:

ALL OF PARCEL C, AS SAID PARCEL IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MARCH 8, 1961, IN BOOK 129 OF MAPS AT PAGE 5, SANTA CLARA COUNTY RECORDS.

EXCEPTING THEREFROM THE FOLLOWING AREA:

BEGINNING AT A POINT ON THE LINE COMMON TO PARCEL D AND PARCEL C, AS SAID LINE IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MARCH 8, 1961, IN BOOK 129 OF MAPS AT PAGE 5, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, BEING DISTANT THEREON SOUTH 28° 44' 53" EAST, 62.00 FEET FROM THE MOST NORTHERLY COMMON CORNER OF SAID PARCEL D AND SAID PARCEL C,

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 09° 15' 07" WEST, A DISTANCE OF 39.00 FEET ALONG THE COMMON BOUNDARY BETWEEN PARCELS D AND C;

THENCE, CONTINUING ALONG SAID COMMON BOUNDARY, SOUTH 28° 44' 53", A DISTANCE OF 77.27 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL C;

THENCE, ALONG SAID SOUTHEASTERLY LINE, NORTH 61° 15' 07" EAST, A DISTANCE OF 75.25 FEET TO THE MOST EASTERLY CORNER AND NORTHEASTERLY LINE OF SAID PARCEL C;

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 28° 44' 53" WEST, A DISTANCE OF 47.90 FEET;

THENCE, SOUTHWESTERLY LEAVING SAID NORTHEASTERLY LINE, SOUTH 61° 15' 07" WEST, A DISTANCE OF 58.36 FEET;

THENCE, NORTH 28° 44' 53" WEST, A DISTANCE OF 27.17 FEET;

THENCE, NORTH 09° 15' 07" EAST, A DISTANCE OF 11.56 FEET;

THENCE, NORTH 28° 44' 53" WEST, A DISTANCE OF 23.82 FEET TO THE POINT OF BEGINNING.

THIS LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE BOUNDARY LINE ADJUSTMENT, CERTIFICATE NO. AT08-35, RECORDED AUGUST 22, 2008, AS DOCUMENT NO. 19963306 OF OFFICIAL RECORDS.

EXHIBIT “B”

**HISTORICAL PROPERTY CONTRACT
FOR
EDWIN AND MARY WILCOX HOUSE
1300 PINE AVENUE
MA18-001**

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of _____, 2018, by and between the City of San Jose, a municipal corporation (hereinafter referred to as the “CITY”) and Penelope and Stephen Thompson (hereinafter referred to as the “OWNERS”).

R E C I T A L S

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

WHEREAS, OWNER possesses fee title in and to that certain real property, together with associated structures and improvements thereon, known as the Edwin and Mary Wilcox House, located at 1300 Pine Avenue (hereinafter such property and structures shall be referred to as the “Historical Landmark” or the “Historical Landmark Property”), and a legal description of the Historical Landmark Property is attached hereto as Exhibit “A” and incorporated herein by this reference; and

WHEREAS, on June 23, 1992, the City Council of the City of San José adopted its Resolution No. 63855 thereby declaring and designating the Historical Landmark as a historical landmark structure pursuant to the terms and provisions of Chapter 13.48 of the San José Municipal Code; and

WHEREAS, CITY and OWNER for their mutual benefit, now desire to enter into this Agreement both to protect and preserve the characteristics of historical significance of the

Historical Landmark and to qualify the Historical Landmark for an assessment of valuation pursuant to the provisions of Chapter 3, of Part 2, of Division 1 of the California Revenue and Taxation Code.

AGREEMENT

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

1. Effective Date and Term of Agreement. This Agreement shall be effective and commence on December 4, 2018 (the “Effective Date”), and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the Effective Date, such initial term will automatically be extended as provided in Section 2 below, subject to cancellation as provided in Section 6 below.

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

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

a. OWNERS shall preserve and maintain the characteristics of historical significance of the Historical Landmark in no less than equal to the condition of the Historical Landmark Property as of December 4, 2018. OWNERS of the Historical Landmark Property

shall allow CITY to inspect the interior and exterior of the Historical Landmark Property to determine with OWNERS the specific conditions of the Historical Landmark Property requiring preservation, restoration and/or rehabilitation to conform to the rules and regulations of the Office of Historic Preservation of the California Department of Parks and Recreation, the United States Secretary of the Interior Standards for Rehabilitation, the California State Historical Building Code, and the requirements of CITY as of the Effective Date. Attached hereto as Exhibit “B”, and incorporated herein by this reference, is a list of those minimum standards and conditions for maintenance, use and preservation of the Historical Landmark, which shall apply to such Historical Landmark Property and with which OWNER shall comply fully throughout the term of this Agreement.

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

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

d. OWNERS shall annually expend an amount equal to a minimum of ten percent (10%) of the tax savings attributed to this Agreement to the preservation and maintenance of the Historical Landmark Property, and make this documentation available to the CITY at the time of the respective periodic examination described above.

4. Force Majeure. OWNERS shall not be held responsible for repair or replacement of the Historical Landmark if damaged or destroyed through “Acts of God,” such as

flood, tornado, lightning, earthquake or fire or other cause resulting therefrom; CITY shall, however, have the right to cancel this Agreement pursuant to terms of Section 6, Cancellation.

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

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

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

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

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

OWNERS: Penelope and Stephen Thompson
1300 Pine Avenue
San Jose, CA 95125

9. General Provisions.

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

b. OWNERS agree to and shall hold CITY and its elected officials, officers, agents and employees harmless from liability from damage or claims for damage for personal injuries, including death, and claims for property damage which may arise from the direct use or operations of OWNERS or those of OWNERS' contractor, subcontractor, agent, employee or other person acting on OWNERS' behalf which relate to the use, operation and maintenance of the Historical Landmark. OWNER hereby agrees to and shall defend the CITY and its elected officials, officers, agents and employees with respect to any and all actions for damages caused by, or alleged to have been caused by, reason of OWNERS' activities in connection with the Historical Landmark. This hold harmless provision applies to all damages and claims for damages suffered, or alleged to have been suffered, by reason of the operations referred to in this Agreement regardless of whether or not the CITY prepared, supplied or approved the plans, specifications or other documents for the Historical Landmark.

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

“CITY”

CITY OF SAN JOSE, a municipal corporation

APPROVED AS TO FORM:

ROSA TSONGTAATARRII
Senior Deputy City Attorney

By _____
TONI TABER, CMC
City Clerk

“OWNERS”

By _____
PENELOPE THOMPSON
Property Owner

By _____
STEPHEN THOMPSON
Property Owner

EXHIBIT "A"

LEGAL DESCRIPTION

1300 Pine Avenue

Exhibit "A"

Legal Description

A.P.N.: 439-S2-106

Real property in the City of San Jose, County of Santa Clara, State of California, described as follows:

PARCEL ONE:

PARCEL "B" AS FOLLOWS:

ALL OF PARCEL C, AS SAID PARCEL IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MARCH 8, 1961, IN BOOK 129 OF MAPS AT PAGE 5, SANTA CLARA COUNTY RECORDS.

EXCEPTING THEREFROM THE FOLLOWING AREA:

BEGINNING AT A POINT ON THE LINE COMMON TO PARCEL D AND PARCEL C, AS SAID LINE IS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON MARCH 8, 1961, IN BOOK 129 OF MAPS AT PAGE 5, RECORDS OF SANTA CLARA COUNTY, CALIFORNIA, BEING DISTANT THEREON SOUTH 28° 44' 53" EAST, 62.00 FEET FROM THE MOST NORTHERLY COMMON CORNER OF SAID PARCEL D AND SAID PARCEL C,

THENCE, FROM SAID POINT OF BEGINNING, SOUTH 09° 15' 07" WEST, A DISTANCE OF 39.00 FEET ALONG THE COMMON BOUNDARY BETWEEN PARCELS D AND C;

THENCE, CONTINUING ALONG SAID COMMON BOUNDARY, SOUTH 28° 44' 53", A DISTANCE OF 77.27 FEET TO THE SOUTHEASTERLY LINE OF SAID PARCEL C;

THENCE, ALONG SAID SOUTHEASTERLY LINE, NORTH 61° 15' 07" EAST, A DISTANCE OF 75.25 FEET TO THE MOST EASTERLY CORNER AND NORTHEASTERLY LINE OF SAID PARCEL C;

THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 28° 44' 53" WEST, A DISTANCE OF 47.90 FEET;

THENCE, SOUTHWESTERLY LEAVING SAID NORTHEASTERLY LINE, SOUTH 61° 15' 07" WEST, A DISTANCE OF 58.36 FEET;

THENCE, NORTH 28° 44' 53" WEST, A DISTANCE OF 27.17 FEET;

THENCE, NORTH 09° 15' 07" EAST, A DISTANCE OF 11.56 FEET;

THENCE, NORTH 28° 44' 53" WEST, A DISTANCE OF 23.82 FEET TO THE POINT OF BEGINNING.

THIS LEGAL IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE BOUNDARY LINE ADJUSTMENT, CERTIFICATE NO. AT08-35, RECORDED AUGUST 22, 2008, AS DOCUMENT NO. 19963306 OF OFFICIAL RECORDS.

EXHIBIT “B”

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

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

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

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

the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

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

**EXHIBIT “C”
TEN YEAR PRESERVATION PLAN
FOR
EDWIN AND MARY WILCOX HOUSE
MA18-001**

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

Scope of Work

Year	Description
1	Repair and sand twelve thousand square feet of exterior siding or clapboard.
2	Paint the exterior of the whole house – including all siding and trim surfaces.
3	Upgrade electrical and plumbing for the bathrooms, and wiring and subpanels for the whole house, as necessary.
4	Replace the sewer line from the house to the street and patch and grade the surfaces as necessary.
5	Grade and level the 300-foot circular driveway to prevent water from flowing back into the foundation. Reuse driveway bricks and add new as necessary to make it look continuous. Trim the hedges along Pine Avenue street frontage to reflect the heritage of the property (for public view) and maintain perimeter landscaping and vegetation without encroaching on to new areas.
6	Install new three-foot tall fence and gate with historic plaque along street frontage in public view and repair and restore historic lights and hardware around the property, as necessary.
7	Repair foundation work that needs to be examined and patched on the front older portion of the home.
8	Re-Roof the entire house and address downspouts for restoration.
9	Repaint the exterior of the house including repainting twelve thousand square feet of exterior wood siding (clapboard).
10	Sand and paint exterior wood windows and columns, as necessary for maintenance.

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