

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE DESIGNATING 647 SOUTH SIXTH STREET AS A CITY LANDMARK THAT HAS SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC, OR ENGINEERING INTEREST OR VALUE OF AN HISTORIC NATURE PURSUANT TO CHAPTER 13.48 OF THE SAN JOSE MUNICIPAL CODE

**FILE NO. HL25-001
APN: 472-25-072**

WHEREAS, Chapter 13.48 of Title 13 of the San José Municipal Code provides for the designation of structures and/or sites of special historical, architectural, cultural, aesthetic or engineering interest or value of a historical nature as landmarks by the City Council of the City of San José (“City Council”); and

WHEREAS, San José Municipal Code Section 13.48.110, subsection A, provides that any historic property can be nominated for designation as a City Landmark by the City Council, the Historic Landmarks Commission, or by application of the owner or the authorized agent of the owner of the property for which designation is requested; and

WHEREAS, the property owner, William Wang, nominated the historic property for designation as a City Landmark and the Director of Planning, Building, and Code Enforcement initiated the procedure pursuant to Section 13.48.110, subsection C, for consideration of such landmark designation for the building located at 647 South Sixth Street; and

WHEREAS, Section 13.48.110, subsection E, provides that before the City Council may designate any property as a landmark, it shall hold at least one public hearing on such proposed designation, and that before it holds said public hearing, the Director of Planning, Building and Code Enforcement shall schedule a public hearing of said

proposed landmark designation before the Historic Landmarks Commission of the City of San José for its consideration and recommendation; and

WHEREAS, on May 6, 2026, the Historic Landmarks Commission conducted a public hearing and recommended approval of the designation of 647 South Sixth Street, as a landmark that has special historical, architectural, cultural, aesthetic, or engineering interest or value of a historic nature and made certain findings with respect thereto; and

WHEREAS, a copy of the City of San José Historic Landmark Nomination File No. HL25-001 upon which such recommendation was made is on file in the Planning Division of the City of San José and available for review at 200 East Santa Clara Street, 3rd Floor, San José, CA, 95113, and on the Department of Planning, Building and Code Enforcement webpage (www.sanjoseca.gov); and

WHEREAS, in accordance with Section 13.48.110, subsection F, the Director of Planning, Building and Code Enforcement duly noticed a public hearing on said landmark designation before the City Council for June 23, 2026, or as soon thereafter as said matter could be heard, where the City Council provided all persons a full opportunity to be heard and considered all evidence and testimony presented regarding 647 South Sixth Street; and

WHEREAS, a legal description of 647 South Sixth Street is attached as Exhibit "A" and incorporated by reference;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE AS FOLLOWS:

SECTION 1. The foregoing recitals are incorporated into this Resolution.

SECTION 2. In accordance with the provisions of Chapter 13.48 of Title 13 of the San José Municipal Code, the Historic Preservation Ordinance, this Council does hereby designate 647 South Sixth Street as a landmark that has special historical, architectural, cultural, aesthetic, or engineering interest or value of a historic nature.

SECTION 3. Said designation is based on landmark significance criterion 1, 4, 6, 7, and 8 outlined in Section 13.48.110 of the Historic Preservation Ordinance:

- **Criterion 1:** *Its character, interest, or value as part of the local, regional, state, or national history, heritage, or culture.*

Analysis: The property located at 647 South Sixth Street is situated within the Reed City Landmark Historic District, a California Register-eligible historic district, and is identified in the City of San José Historic Resource Inventory as a Contributing Structure and Structure of Merit. In addition to its district-level significance, the property is individually eligible for designation as a City Landmark. The property retains historical value as a representative example of late 19th-century residential development in San José. It is particularly notable within the context of architect-designed residences in the Reed City Landmark Historic District, reflecting the architectural character and patterns of residential growth during this formative period in the city's development. As such, the property contributes to an understanding of the local historical and cultural heritage, especially in relation to the evolution of residential neighborhoods in central San José.

- **Criterion 4:** *Its exemplification of the cultural, economic, social, or historic heritage of the city of San José.*

Analysis: The property at 647 South Sixth Street exemplifies the historic heritage of San José as a representation of the city’s late 19th-century residential expansion and urban development. Constructed during a period of significant growth, the property reflects broader patterns of neighborhood formation and the transition of San José from a primarily agricultural community to a more urbanized city. Its location within the Reed City Landmark Historic District further underscores its association with an area characterized by early planned residential development and architect-designed homes that catered to a growing middle- and upper-income population. As such, the property illustrates the social and economic evolution of San José during this period, including shifts in residential design, land use patterns, and community development. Through its continued presence and integrity within the district, the property contributes to an understanding of the cultural and historical context that shaped San José’s residential neighborhoods and urban identity.

- **Criterion 6:** *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

Analysis: The property at 647 South Sixth Street embodies the distinguishing characteristics of the Neoclassical Revival architectural style as expressed in residential construction in San José. The building exhibits a high level of architectural integrity and craftsmanship and represents a strong local example of this stylistic tradition. Character-defining features include a cross-hipped roof configuration with a prominent projecting front gable, as well as a two-story porch that emphasizes symmetry and verticality—key elements associated with the Neoclassical Revival style. The house also incorporates a combination of horizontal siding and decorative shingle cladding, contributing to its textural variation. Decorative detailing further reinforces its architectural significance, including boxed eaves with patterned dentils, a wood scale medallion, and

ornamental plasterwork such as cast panels and a sunburst motif. Collectively, these features exemplify the application of classical design principles and ornamentation in late 19th- to early 20th-century residential architecture in San José. As such, the property represents an excellent and well-preserved example of the Neoclassical Revival style, clearly conveying the defining characteristics of this architectural type.

- **Criterion 7:** *Its identification as the work of an architect or master builder whose individual work has influenced the development of the city of San José.*

Analysis: The house was designed by the prominent architectural firm Wolfe & McKenzie, with its architectural detailing indicating the significant involvement of Charles McKenzie in the design. As such, the building represents an early example of McKenzie's individual contributions within the firm. Wolfe & McKenzie exerted a substantial influence on domestic architecture in San José and the surrounding region, having designed hundreds of residences. This property, therefore, reflects both the firm's broader impact on local residential development and the emergence of McKenzie's architectural voice within that legacy.

- **Criterion 8:** *Its embodiment of elements of architectural or engineering design, detail, materials, or craftsmanship that represents a significant architectural innovation, or which is unique.*

Analysis: The property at 647 South Sixth Street embodies notable elements of architectural design and craftsmanship that reflect an early expression of the Neoclassical Revival style in residential construction in San José. While the style itself is not inherently rare, the property demonstrates a sophisticated and well-executed composition that distinguishes it within the local context. The house incorporates a complex roof form, including a cross-hipped configuration with a

projecting front gable, as well as a prominent second-story projection that adds dimensionality and visual emphasis to the primary façade. These elements, combined with refined detailing and the integration of multiple materials, reflect a high level of design consideration and craftsmanship. Overall, the minor modifications and additions to the rear facade of the structure do not appear to have significantly impacted the historic integrity of the historic resource. Additionally, all character-defining features of the structure have been retained. Although the building may not represent a singular architectural innovation in the broader sense, its design exhibits a distinctive and relatively uncommon level of architectural articulation for residential properties of its period in San José. As such, the property may be considered notable for its design quality and execution, even if it is not strictly unique or pioneering.

SECTION 4. The City Clerk is hereby directed to notify those persons designated in San José Municipal Code Section 13.48.110, subsection L, in the manner specified by said Section and to direct the recordation of a Notice of Granting of this resolution in the Office of the Recorder of the County of Santa Clara.

ADOPTED this _____ day of _____, 2026, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, MMC
City Clerk

EXHIBIT "A"

**LEGAL DESCRIPTION
FOR
647 SOUTH SIXTH STREET
SAN JOSE, CA 95112**

**FILE NO. HL25-001
APN: 472-25-072**

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 472-25-072

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PORTIONS OF LOTS 8 AND 9 IN BLOCK 38, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF THAT PART OF THE REED ADDITION CO THE CITY OF SAN JOSE CONVEYED BY J. F REED, ET AL TO S.O HOUGHTON", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 18, 1869 IN BOOK C OF MISCELLANEOUS RECORDS, AT PAGE 322, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SIXTH STREET, DISTANT THEREON NORTHWESTERLY 269.90 FEET FROM THE POINT OF INTERSECTION OF SAID SOUTHWESTERN LINE OF SIXTH STREET WITH THE NORTHWESTERN LINE OF MARGARET STREET, AS SAID STREETS ARE SHOWN UPON THE MAP ABOVE REFERRED TO; THENCE AT RIGHT ANGLES SOUTHWESTERLY 125 FEET; THENCE RUNNING NORTHWESTERLY AND PARALLEL WITH THE SOUTHWESTERN LINE OF SIXTH STREET 50 FEET TO THE SOUTHERNMOST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN THE DEED FROM MARY A. TENNANT GARDNER, ER VIR. TO NELLIE WOLFE, DATED FEBRUARY 18, 1897 RECORDED MARCH 6, 1897 IN BOOK 196 OF DEEDS, PAGE 558, SANTA CLARA COUNTY RECORDS; THENCE RUNNING NORTHEASTERLY ALONG THE SOUTHEASTERN LINE OF THE LAND SO DESCRIBED IN THE DEED TO WOLFE, 125 FEET TO THE SOUTHWESTERN LINE OF SIXTH STREET; THENCE RUNNING SOUTHEASTERLY ALONG THE SOUTHWESTERN LINE OF SIXTH STREET 50 FEET TO THE POINT OF BEGINNING.

A-1