

RESOLUTION NO.

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE DESIGNATING, PURSUANT TO THE PROVISIONS OF CHAPTER 13.48 OF TITLE 13 OF THE SAN JOSE MUNICIPAL CODE, THE FILICE HOUSE, LOCATED AT 1651 HANCHETT AVENUE AS A CITY LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE

HL19-004

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; and

WHEREAS, said Chapter 13.48 of Title 13 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 Director of Planning, Building and Code Enforcement initiated the procedure pursuant to said Chapter 13.48 of Title 13 for consideration of such landmark designation for “The Filice House” located at 1651 Hanchett Avenue; and

WHEREAS, said Chapter 13.48 of Title 13 provides that before this Council may designate any building 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 set the public hearing of said proposed landmark designation to the Historic Landmarks Commission of the City of San José for its consideration at a public hearing and for its report and recommendation thereon; and

WHEREAS, within the time and in the manner provided by Chapter 13.48 of Title 13, the Historic Landmarks Commission did, on November 6, 2019 at 6:30 p.m.,

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conduct a public hearing on said landmark designation and recommend approval of the designation of "The Filice House," located at 1651 Hanchett Avenue, described hereinafter in Section 1 of this Resolution, as a landmark of 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 Form No. HL19-004 upon which such recommendation was made is on file in the Planning Division of the City of San José and available for review; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Director of Planning, Building and Code Enforcement gave notice that on December 3, 2019 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 landmark designation, at which hearing any and all persons interested in said proposed designation could appear and avail themselves of an opportunity to be heard and to present their views with respect to said proposed designation; and

WHEREAS, the subject property is all that real property located within the City of San José at 1651 Hanchett Avenue and described in Exhibit "A," which exhibit is attached hereto and made a part hereof by this reference as if fully set forth herein; 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 and present their views with respect to said proposed landmark designation.

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

SECTION 1. 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

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hereby designate the hereinafter described “The Filice House,” located at 1651 Hanchett Avenue, as a landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature.

SECTION 2. Said designation is based on the following criteria of the Historic Preservation Ordinance: ***[This section to be updated to reflect actual City Council action taken.]***

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

The property at 1651 Hanchett Avenue is associated with John M. Filice, who was influential as a manager of Globe Printing Company and part owner representing the Filice family in promoting a successful local wine industry business, with a wine tasting room along Highway 9, selling a variety of wine types and styles.

Criterion 3: *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

The subject property is closely identified with Bruce Filice, father of John Filice, who first started a grocery store, then a successful printing shop and then acquired the old San Martin vineyard, all of which contributed to the development of San José. John M. Filice is associated as a member of the Bruno Filice family wine business, San Martin and Castlewood Wineries and a manager of Globe Printing Company. This association provides an important context for the property, with their larger contributions towards family wine businesses in the late 19th century.

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

The house at 1651 Hanchett Avenue is identified as a distinctive and significant example of the Tudor Revival Style, incorporating most of the style elements in an artistic design. The house retains integrity of the 1939 construction.

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

In an area exhibiting Period Revival and Craftsman style houses, the Tudor Revival house is the dominant building on the 1600 block of Hanchett Avenue. The primary building, a Tudor Revival style two-story house, embodies the distinctive characteristics of the style and is an excellent representative of the English Period Revival style in San José.

SECTION 3. 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

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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.

PASSED FOR PUBLICATION of title this 3rd day of December, 2019, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI TABER, CMC
City Clerk

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EXHIBIT "A"

**LEGAL DESCRIPTION
FOR 1651 HANCHETT AVENUE
HL19-004
APN: 274-15-060**

ORDER NO. : 0622020749

EXHIBIT A

The land referred to is situated in the County of Santa Clara, City of San Jose, State of California, and is described as follows:

All of Lot 18, in Block 2, as shown upon that certain Map entitled, "Tract No. 45 Di Fiore Subdivision No. 2", which Map was filed for Record in the Office of the Recorder of the County of Santa Clara, State of California, on December 7, 1936, in Book 1 of Maps at Pages 36 and 37.

APN: 274-15-060

Exhibit A

T-509/1670693

Council Agenda: 12/3/2019

Item No.: 10.1(e)HL19-004

DRAFT--Contact the Office of the City Clerk at (408)535-1260 or CityClerk@sanjoseca.gov for final document.