

RD:RLT
10/24/2019

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 GOODENOUGH HOUSE, LOCATED AT 1725 DRY CREEK ROAD AS A CITY LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE

HL19-002

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 Goodenough House located at 1725 Dry Creek Road; 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 October 2, 2019 at 6:30 p.m., conduct a public hearing on said landmark designation and recommend approval of the

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designation of the Goodenough House, located at 1725 Dry Creek Road, 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. HL19-002 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 November 5, 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 1725 Dry Creek Road 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 hereby designate the hereinafter described Goodenough House, located at 1725 Dry

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Creek Road, 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:

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

The Goodenough property is portion of a larger ranch which operated during the early Horticultural Expansion period from 1869 to 1918. This residential property contributes to the Willow Glen neighborhood and the orchard history as well as to the history of San Jose.

The property itself is associated with important early twentieth-century agriculture in San Jose, as a part of the locally significant Kirk brothers ranch as well as a working prune, apricot, and cherry orchard. The Kirk brothers were among the first to cultivate fruit orchards in Willow Glen and among the most successful leaders in the field with their pioneering irrigation techniques. By the mid-1880s, as canneries, commercial dryers, and most importantly, the local railroad became established, nearly all of the Willow Glen farms had been turned into fruit orchards, growing fruits of all types, especially prunes, which had been introduced to the Santa Clara Valley in 1854 when French immigrant and nurseryman Louis Pellier brought them from France.

- **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 Socrates and Theophilus Kirk, and Henry and Louis Booksin, all of whom contributed to the development of San Jose. This association provides an important context for the property, but their association with the property in itself is loosely connected to their larger contributions towards a fruit growing industry, and, therefore, in itself would not enable eligibility under the City's preservation ordinance.

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

The Goodenough House is a look into the past of a locally prominent farming family; part of the successful orchard era in Willow Glen in the latter half of the 1800s and beginning of the 1900s.

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

The subject property is a distinctive example of a Shingle-style architecture. Its character-defining features include a front tower with polygonal pointed roof and bay windows, continuous horizontal wood siding and a wide wraparound porch

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featuring heavy turned columns and wooden scrolled brackets, complex roof and wall forms, overhanging gables, dormers, and varied window types.

- **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.*

The house has the unique distinction of being one of only two known remaining examples of the work of locally prominent orchardist and banker Louis Booksin. Booksin's design is a unique and eclectic interpretation of the Shingle style architecture.

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 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 _____ 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
GOODENOUGH HOUSE
1725 DRY CREEK ROAD
HL19-002
APN: 429-45-038**

BEGINNING AT A POINT IN THE CENTERLINE OF HICKS AVENUE (NOW KNOWN AS DRY CREEK ROAD) AS SHOWN UPON THE MAP OF THE KIRK BROS. SUBDIVISION RECORDED JULY 12, 1980 IN BOOK "E" OF MAPS, AT PAGE 29, SANTA CLARA COUNTY RECORDS, DISTANT ALONG SAID CENTERLINES. 61 ° 21' W. 457.38 FEET, N. 84° 10' W., 72.60 FEET AND N. 64° 45' W. 168.02 TO THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING AND CONTINUING ALONG SAID LINE OF HICKS AVENUE N. 64° 45' W. 59.68 AND S. 56° 15' W. 74.7 TO THE SOUTHWEST CORNER OF LOT 2 OF SAID KIRK BROS. SUBDIVISION; THENCE N. 17° 00' E ALONG THE WESTERLY LINE OF SAID LOT 2 IN THE OLD CHANNEL OF THE LOS GATOS CREEK, A DISTANCE OF 95.17 FEET TO AN ANGLE POINT THEREIN; THENCE LEAVING SAID LINE OF LOT 2 N. 11 ° 16' 20" E. 187.14 FEET TO THE SOUTHWESTERLY LINE OF PEREGRINO WAY AS SHOWN UPON THE MAP OF TRACT NO. 3522 PILGRIM SUBDIVISION, RECORDED AUGUST 12, 1963 IN BOOK 165 OF MAPS, AT PAGES 2 AND 3, SANTA CLARA COUNTY RECORDS; THENCE ALONG SAID LINE OF PEREGRINO WAY THE FOLLOWING (6) COURSES, CURVES AND DISTANCES; 1) S. 39° 54' E. 1.88 FEET, 2) S. 42° 22' E. 105.74', 3) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 68.44 FEET THROUGH A CENTRAL ANGLE OF 49° 35' AN ARC DISTANCE OF 59.23 FEET, 4) S. 7° 31' W. 85.23 FEET, 5) ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET THROUGH A CENTRAL ANGLE OF 92° 50' 50" AN ARC DISTANCE OF 32.51 FEET, AND 6) S. 10° 3' 50" W. 24.87 FEET TO THE TRUE POINT OF BEGINNING AND BEING ALL THAT PORTION OF LOT "B" AS SHOWN ON THE MAP OF THE PARTITION OF THE LANDS OF SUSIE A. GOODENOUGH, RECORDED IN BOOK "Z" OF MAPS, AT PAGE 18, SANTA CLARA COUNTY RECORDS, LYING WESTERLY AND SOUTHWESTERLY OF SAID PEREGRINO WAY.

EXHIBIT A

T-509 / 1658889
Council Agenda: 11/5/2019
Item No.: 10.1(a)(1)

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