

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 GEORGE A. FLEMING HOUSE, LOCATED AT 1516 NEWPORT AVENUE AS A CITY LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE (APN: 429-30-013)

FILE NO. HL20-002

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 George A. Fleming House, located at 1516 Newport Avenue; and

WHEREAS, the subject property is all that real property located within the City of San José at 1516 Newport 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, 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 4, 2020 at 6:30 p.m., conduct a virtual public hearing on said landmark designation and recommended approval of the designation of the George A. Fleming House, located at 1516 Newport 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. HL20-002 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 December 1, 2020 at 1:30 p.m., or as soon thereafter as said matter could be heard, this Council would hold a virtual 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, at the aforesaid time and place set for hearing, or to which the hearing was continued, this Council duly met in a virtual forum, 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 JOSE 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 George A. Fleming House, located at 1516 Newport 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:

Criterion 1. *Its exemplification of the cultural, economic, social, or historic heritage of the City of San José.*

The George A. Fleming house exhibits the Dutch Colonial Revival style of architecture representing a front-gabled farmhouse built in circa 1876. It is associated with the beginning of the Horticultural Expansion era in San José, the basis for economic growth during this period. The association with this era is seen in the architectural style, the type of materials and craftsmanship of the house; and

Criterion 3. *Its exemplification of the cultural, economic, social, or historic heritage of the City of San José.*

The George A. Fleming house is associated with George A. Fleming, a person of local significance, who was the first to achieve notable success with the fruit drying industry, improving the dehydrators and achieving the state-of-the-art agricultural technology. The Fleming brothers received their first patent in 1887 for their invention of a quick-drying fruit dryer, which had the ability to dry fruit quickly and in large quantities.

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

The George A. Fleming House is important for its association with early twentieth-century orchard culture in San José as the home of businessman and

inventor, George A. Fleming, who along with his brother Charles Fleming, invented tools and machinery to expedite the fruit drying process and make it more efficient; and

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

The George A. Fleming House is one of the very few examples of Dutch Colonial style of architecture, featuring a distinctive front-gambrel roof, a shingled upper story and a wide wraparound porch, with a high degree of integrity.

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.*

The George A. Fleming House has been identified as the work of the local master architect George W. Page, who is locally recognized as having influenced the development of 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 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 ___ day of _____, 2020, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI TABER, CMC
City Clerk

EXHIBIT "A"

**LEGAL DESCRIPTION FOR
GEORGE A. FLEMING HOUSE
1516 Newport Avenue
San José, CA 95125**

**FILE NO. HL20-002
APN: 429-30-013**

Real property in the City of San José, Count of Santa Clara, State of CA, described as follows:

The Southeast 1/2, rectangular in shape, of Lot 10, as shown on the Map entitled, "Map of a part of the Narvaez Rancho owned by and subdivided for Messrs. Hills and Sampson", which Map was filed for record in the office of the Recorder of the County of Santa Clara, State of California, on November 16, 1869 in Book of Miscellaneous Records lettered "C", at page 455.

EXCEPTING THEREFROM the Northeasterly 334.29 feet, front and rear measurements, thereof.