

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 SOMAVIA-ANDERSEN HOUSE, LOCATED AT 546 S. THIRD STREET AS A CITY LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE (APN: 472-27-006)**

**FILE NO. HL20-003**

**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 Somavia-Andersen House” located at 546 S. Third Street; and

**WHEREAS**, the subject property is all that real property located within the City of San José at 546 S. Third Street 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 Somavia-Andersen House,” located at 546 S. Third Street, 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. HL20-003 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 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 “The Somavia-Andersen House,” located at 546 S. Third Street, 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 Somavia-Andersen House was constructed towards the end of the Horticultural Era (1870-1918) in San José and is considered a fine example of an Arts and Crafts style bungalow. The single-family residence, built in 1909, was home to John Y. Somavia who was a rancher and a banker and was a descendant of an early Spanish pioneer family in San José. John Y. Somavia and his brother J. R. Somavia were early ranchers in the Gonzalez District of Monterey County in the early pioneer days and had accumulated over 2,000 acres of land as found in the records maintained by the Federal Bureau of Land Management.

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

The Somavia-Andersen House is a look into the past of a pioneer family who were ranchers and their home is an example of the early Arts and Crafts Movement in San José.

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

The Somavia-Andersen House is a distinctive example of the Craftsman architecture style of the early 20th century with distinctive architectural features including the use of natural river stone, an atrium (natural light) and beveled wood exterior siding representing one of the finest examples of craftsmanship 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 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:

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SAM LICCARDO  
Mayor

ATTEST:

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TONI TABER, CMC  
City Clerk

**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR  
THE SOMAVIA-ANDERSEN HOUSE  
546 S. THIRD STREET  
SAN JOSE, CA 95112  
FILE NO. HL20-003**

**APN: 472-27-006**

**PARCEL TWO:**

LOT F, AS SHOWN AND DESIGNATED UPON MAP ENTITLED "MAP OF THE DAVIS SUBDIVISION OF LOTS 2, 3, & 7 OF BLOCK 5 RANGE 4 SOUTH OF THE OFFICIAL MAP OF THE CITY OF SAN JOSE", AND WHICH SAID MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON APRIL 12, 1906 IN BOOK L OF MAPS, PAGE 34.

APN: 472-27-006

Exhibit A

T-509/1766284

Council Agenda: 12-01-2020

Item No.: 10.1(b)(1)

**DRAFT – Contact the Office of the City Clerk at (408) 535-1260 or [CityClerk@sanjoseca.gov](mailto:CityClerk@sanjoseca.gov) for final document.**