

RESOLUTION NO.

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSÉ DESIGNATING, PURSUANT TO THE PROVISIONS OF CHAPTER 13.48 OF TITLE 13 OF THE SAN JOSÉ MUNICIPAL CODE, THE CARRIE AND FRANK DREISCHMEYER HOUSE, LOCATED AT 1195 WILLOW STREET AVENUE AS A CITY LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE

HL18-002

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 Carrie and Frank Dreischmeyer House located at 1195 Willow Street; 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 December 5, 2018 at 6:30 p.m., conduct a public hearing on said landmark designation and recommend approval of the designation of the Carrie and Frank Dreischmeyer House, located at 1195 Willow Street, described hereinafter in Section

Council Agenda: 1-29-2019

Item No.: 10.1a1

T-509/1582009

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

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. HL18-002 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 January 29, 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 1195 Willow 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, 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 Carrie and Frank Dreischmeyer House, located at 1195 Willow 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: *[This section to be updated to reflect actual City Council action taken.]*

- **Criteria 6:** The structure embodies distinguishing characteristics of an architectural type or specimen, in that the subject property is a particularly fine example of residential Spanish Colonial Revival architecture that is expressed through its front facade details and overall design which are unique to San Jose. Characteristics of the Spanish Colonial Revival design include the subject property's tile roof, offset hipped-roof entrance tower with Churrigueresque door surround at the front elevation and Mission Revival parapet and arches at the side elevation.
- **Criteria 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, in that the Dreismeyer house is one of the most distinctive of the Spanish Revival designs produced by the architectural firm of Wolfe & Higgins, a leading architectural firm in San José whose work is today considered to have made important contributions to the City.
- **Criteria 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 that the Dreismeyer house incorporates many of the signature features of Wolfe & Higgins into a unique design that set this house apart from other neighboring homes with similar architectural style.

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 29th day of January 2019, by the following vote:

AYES:
NOES:
ABSENT:
DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI TABER, CMC
City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
CARRIE AND FRANK DREISCHMEYER HOUSE
1195 WILLOW STREET
HL18-002

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

Beginning at the most Easterly corner of that certain Parcel of Land described in the Deed to Birdine Conway Graham recorded April 16, 1958 in Book of Official Records numbered 4053, at Page 261, which last mentioned point is on the Northwestern line of Willow Street (as said Street was originally used and surveyed); thence, along the Northeasterly line of said last mentioned Parcel of land, North 29° 46' West 135.00 feet; thence along a line parallel with the said Northeasterly line of Willow Street, Southwesterly 82.00 feet to the intersection thereof with a line drawn parallel with and Southwesterly 2.00 feet, at right angles, from the Northeasterly line of said last mentioned Parcel of land; thence, along said last mentioned parallel line, South 29° 46' East 135.00 feet to the intersection thereof with the said Northeasterly line of Willow Street; thence, along said last mentioned line, Northeasterly 82.00 feet to the Point of Beginning and being a portion of the Rancho San Juan Bautista.

Apn: 264-58-101