

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 CHIECHI HOUSE, LOCATED AT 1650 SENTER ROAD (HISTORY PARK) AS A CITY LANDMARK OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE

HL19-001

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 Chiechi House, located at 1650 Senter 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 April 3rd, 2019 at 6:30 p.m., conduct a public hearing on said landmark designation and recommend approval of the designation of the Chiechi House, located at 1650 Senter 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. HL19-001 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 May 7, 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 1650 Senter 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 Chiechi House, located at 1650 Senter 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. The Chiechi house exhibits the Early American National Style of architecture representing semi-rural farmhouse built in circa 1876. It is associated with the beginning of the Horticultural Expansion era in San Jose, the basis for economic growth during this period. The association with the era is seen in the architectural style and the construction of materials and artisanship of the house; and
- Criterion 4. The Chiechi House represents the story of two immigrant families who settled in San Jose and contributed to the growth and culture of the community. It was also the home of Dr. Matilda Campbell who is one of the early women physicians in San Jose; and
- Criterion 6. The Chiechi House is one of the very few examples of Early American National Style of architecture with a high degree of integrity, and is the only example of the National Style of the mid-1870s remaining in San Jose.

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 May 2019, by the following vote:

AYES:
NOES:
ABSENT:
DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI TABER, CMC
City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
CHIECHI HOUSE
1650 Senter Road
HL19-001

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

Parcel No.1. Beginning at the brass pin on center line of Senter Road, at the Southeasterly City Limits Line of the City of San Jose; thence along the said Southeasterly City Limits Line, North 59o 20' East 232.26 feet to the agreed boundary line between Louise A.F. Kelly and Giuseppe and Teresa Grilli, as recorded December 23,1938 in book 911 of Official Records, at page 111, Santa Clara County Records; thence along the said agreed boundary line, the following courses and distances, south 55o 52' 30" East 288.08 feet to a 2" X 2" stake; thence South 45o 59' 34" West 583.86 feet to center line of Senter Road, North 37o 37' West 606.01 feet to point of beginning, containing 6,3089 acres and being a portion of that certain 62.27 acre tract conveyed by Archer Company, a Corporation , et al to Louisa A.F. Kelley, by deed dated February 14,1922 and recorded in book 550 of Deeds, Page 154 Santa Clara County Records.

Parcel No 2. All that certain parcel of land situated in the City of San Jose, County of Santa Clara, State of California, described as follows;

Beginning at point on the Southeasterly City Limits Line, said point being north 59o 20' East 451.37 feet from the centerline of Senter Road; thence north 37o 37' west 112.30 feet; North 59o 20' East 677.28 feet to the Northeasterly line of that certain 62.27 acre tract conveyed by Archer Company, a corporation et al, to Louise A.F. Kelley by deed February 14, 1922 and recorded in Book 550 of Deeds, page 154, Santa Clara County Records; Thence along said Northeasterly line South 17o 18' 12" East 114.57 feet to the Southeasterly City Limits Line South 59o 20' West 637.21 feet to the point of beginning, containing 1,681.9 acres and being a portion of above mentioned 62.27 acre tract. Total acreage of Parcels 1 and 2 - 7,9908 acres.

Recorded; September 6, 1956, Santa Clara County Official Records, Book of Deeds 3602 Page 387