CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HONORABLE MAYOR AND CITY COUNCIL

FROM: Historic Landmarks Commission

SUBJECT: SEE BELOW

DATE: April 26, 2019

COUNCIL DISTRICT: 7

SUBJECT: HISTORIC LANDMARK DESIGNATION (FILE NO. HL19-001) FOR THE "CHIECHI HOUSE" AT HISTORY PARK SAN JOSE

RECOMMENDATION

The Historic Landmarks Commission recommends that the City Council adopt a resolution designating the Chiechi House located at 1650 Senter Road (History Park) as a City Landmark.

OUTCOME

Designation of the building as a City Landmark would allow the property owner, History San José, to be eligible to obtain grant funding through the County of Santa Clara for the rehabilitation and maintenance of the structure and ensure preservation of a unique National Style of architecture portraying the historical development of the City of San José from the 1870s to the 1880s. Any exterior alterations to the structure would require the issuance of a Historic Preservation Permit.

BACKGROUND

On October 9, 2018, an application was submitted to nominate the "Chiechi House" as a City Landmark. Based on the information in the historic evaluation prepared by Bonnie Bamburg of Urban Programmers, the Chiechi House qualifies as a City Landmark based on three out of eight (1, 4 & 6) criteria under the Historic Preservation Ordinance Chapter 13.48.110(H) of the San José Municipal Code:

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

  The Chiechi House is an example of a contributing structure in History Park. This park district has a collection of relocated and recreated buildings portraying the historical development of

San José from the 1870s to the 1880s. Its location in History Park is significant as it preserves the public's understanding of the past and exemplifies an architectural example of the typical 1876 rural farmhouse.

The Chiechi House exhibits the Early American National Style of architecture representing a semi-rural farmhouse built in circa 1876. It is associated with the beginning of the Horticultural Expansion era in San José when agriculture was the basis for economic growth. The association with the era is seen in the architectural style and the construction materials and artisanship of the house. Few houses of this style remain in San José and of those that do, alterations have negatively changed the appearance.

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

The Chiechi House is one of the oldest houses in San José that retains integrity, and the house provides current and future generations with an understanding of the architecture, materials and craftsmanship used in residential building in the mid-1870s. In the present location at History Park, the setting is with other houses from the mid-1860 to the late 1880s that form a grouping of residential styles that were part of San Jose's architectural heritage.

The Chiechi House in History Park further meets the criteria for a City Landmark because it represents the story of two immigrant families who settled in San José and contributed to the growth and culture of the community. It was also the home of Dr. Matilda Campbell who was one of the early women physicians in San José. She opened a senior care home for her elderly patients.

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

  The Chiechi House in History Park exhibits distinctive characteristics of the Early American National Style of architecture. The house provides information about the living conditions and type of farm houses constructed in the 1870s. The building continues to provide information about early San José residences, the materials used, and how they were constructed.

  The Chiechi House is eligible to be a San José Historic Landmark because it is one of the very few examples of the Early American National Style of architecture that remain in the area, and the building still retains a high degree of integrity. Of over 200 designated Landmarks in the City, very few are from the Early American era and none are examples of the National Style of the mid-1870s.

On April 3, 2019, the Historic Landmarks Commission held a Public Hearing on the proposed Landmark Designation for the "Chiechi House." The Historic Landmarks Commission found that the house meets the eligibility criteria of a City Landmark and recommended approval (5-0-2) of the City Landmark designation to the City Council.

Public Testimony

Fernando R. Zazueta, president of the La Raza Historical Society of Santa Clara Valley, gave public testimony explaining briefly his efforts to restore the house, which is owned by the City, with funds from County grants for the re-use as an office for the non-profit. He added that since its relocation in 1976 to the present location in History Park, the house had not been maintained and requires additional funds to restore the house.

Staff and Historic Landmarks Commission Discussion

The Commissioners commended the future tenant, La Raza Historical Society of Santa Clara Valley, for their efforts on restoration and maintenance of the Chiechi House.

ANALYSIS

A complete analysis, including the General Plan and the Historic Preservation Ordinance conformance, are attached in the Historic Landmarks Commission staff report.

POLICY ALTERNATIVES

The City Council could opt to decline to designate the Chiechi House as a City Landmark Structure. In such case, the building could undergo exterior alterations in the future without the need of a Historic Preservation Permit and the building would not be eligible for County grant funds.

EVALUATION AND FOLLOW UP

If the nomination is approved, the subject site will be designated a City Landmark. All work on the structure would require a Historic Preservation Permit/Adjustment, and will need to comply with the Secretary of Interior's Standards for the Treatment of Historic Properties.

PUBLIC OUTREACH

Staff followed the public notification requirements of Section 13.48.110 of the San Jose Municipal Code. A public hearing notice for the nomination was published in a local newspaper and posted at the site. Information about the proposed designation and the associated public hearings has been made available through the Planning Division website. Staff has been available to answer questions.

COORDINATION

This memorandum was coordinated with the City Attorney's Office.

CEQA

The designation will not have a negative effect and it has been determined exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15331 of the State CEQA Guidelines. The project is limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

/s/
Rosalynn Hughey, Secretary
Historic Landmarks Commission

For questions please contact Historic Preservation Officer, Juliet Arroyo, at 408-535-7847.

Attachments: April 3, 2019 Historic Landmark Commission Staff Report and Attachments

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

HISTORIC LANDMARKS COMMISSION
STAFF REPORT

File Nos.	**HL19-001**
Application Type	**Historic Landmark Nomination**
Applicant	**City of San José**
Location	**1650 Senter Road**
Zoning	**R-1-8 Single Family Residence**
APN	**477-38-001**
Council District	**7**
Historic Area	**N/A**
Historic Classification	**N/A**
Annexation Date	**N/A**
CEQA	**Exempt per CEQA Guidelines Section 15331**

APPLICATION SUMMARY:

File No. HL19-001: Historic Landmark Nomination to designate the Chiechi House as a landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of an historic nature.

RECOMMENDATION:

Planning staff recommends that the Historic Landmarks Commission recommend that the City Council approve the proposed City Landmark Designation.

PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		**Open Space, Parklands, and Habitat** ☒ **Consistent** ☐ **Inconsistent**	
Consistent Policies		LU-13.1, LU-13.13	
Inconsistent Policies		None	
SURROUNDING USES			
	General Plan Land Use	**Zoning**	**Existing Use**
North	Open Space, Parklands, and Habitat	R-1-8 Single-Family Residence	History Park
South	Urban Residential	CP Commercial Pedestrian and R-M Multiple Residence	Multi-Family Residence

East	Urban Residential	R-1-8 Single-Family Residence	History Park
West	Open Space, Parklands, and Habitat	R-2 Two-Family Residence and HI Heavy Industrial	Vacant land

RELATED APPROVALS	
11/21/2018	**File No. PP18-097**: Environmental Exemption to allow repair and maintenance of the Chiechi House

PROJECT DESCRIPTION

On October 9, 2018, the applicant submitted an application to designate the "Chiechi House" as a City Landmark.

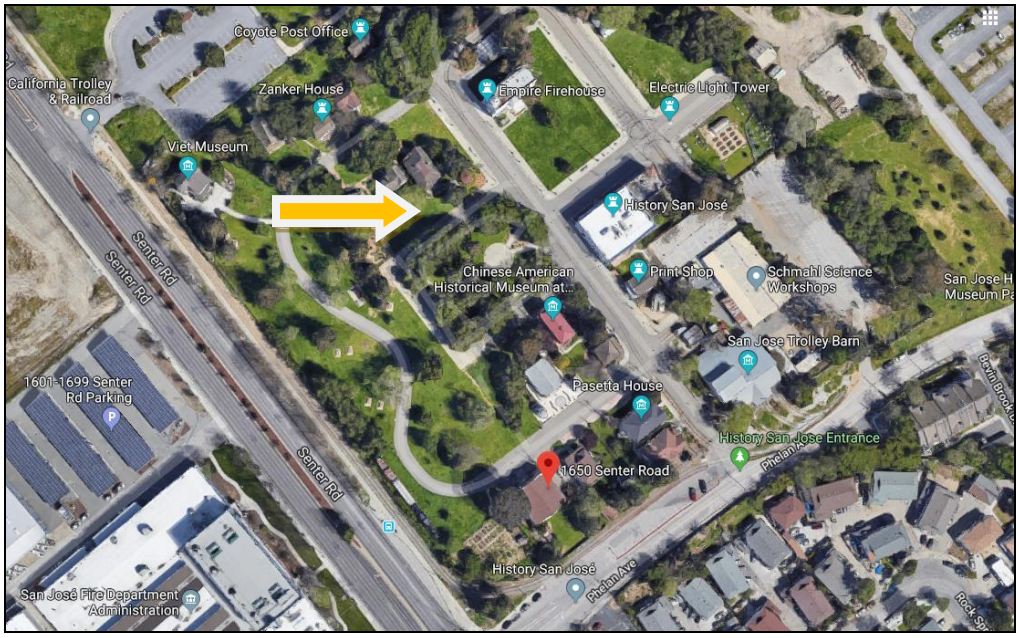

Figure 1: Location Map

The subject house is in the History Park located at 1650 Senter Road (see Figure 1). The Chiechi House is a contributing building in the History Park which is a district of relocated and recreated buildings important in portraying the historical development of San Jose from 1870 to 1880s. "The Chiechi House" is significant to the history and heritage of San Jose as a mid-1870s house in the National Style, of which very few exist. Its location in the History Park is significant as it preserves the public's understanding of the past and exemplifies an Early American architectural style in both materials and artisanship.

The house was built in 1876 by John and Jean Campbell, who emigrated from Canada. John was a retired cloth merchant and Jean was a homemaker who took care of their six children. They sold their house before the 1900s. John's two sisters Emma and Matilda Campbell, also lived nearby. Emma became an artist and Matilda a physician. The property changed owners several times until it was purchased by Mike Chiechi in 1911, who emigrated from Italy. The address of the house listed in the 1915 Sanborn Map was 820 Northrup Street, at the intersection of Paula Street. Mike was a laborer in the fruit orchards and Maria was a homemaker who raised their three children. Mike and Maria lived in the house until their deaths in 1935 and 1952 and were

survived by their children who lived in the house until 1973. The property was sold in 1973 and the house was donated to the City of San José to be placed in History Park as an architectural example of the typical 1876, rural farmhouse.

Figure 2: Chiechi House Front Elevation

Figure 3: Chiechi House Rear Elevation

The architecture of the house exhibits National style. The house is a two-story L-shaped plan with an intersecting gable roof and a front entry porch that covers almost half of the front façade The other half has a bay window with three double-hung wood windows with decorative shutters on each side (see Figure 2). The remaining walls of the house are also finished with horizontal wood siding, double hung wood windows with decorative shutters. The house has a gable roof finished with standard composition shingle roofing material. The rear porch was enclosed with a later addition and the walls are finished with vertical siding with a bank of square pane windows and a pitched roof. The detailing on this addition is with a very plain fascia board (see Figure 3). The shed on the west side at the rear is finished with narrow vertical board siding.

ANALYSIS

Designated City Landmarks require Historic Preservation (HP) Permits for City approval of any exterior changes to the structure and ancillary construction on the lot.

Envision San José 2040 General Plan Conformance

The Chiechi house is in the History Park which is consistent with the site's General Plan Land Use/Transportation Diagram designation of Open Space, Parklands, and Habitat. The lands under this designation can be publicly- or privately-owned areas that are intended for low intensity uses. Lands in this designation are typically devoted to open space, parks, recreation areas, trails, habitat buffers, nature preserves and other permanent open space areas. History Park is adjacent to Kelly Park and Museum which is an extension of the open space. Additionally, the project's landmark designation promotes the following policies of the General Plan:

Historic Preservation Goal LU-13 – Landmarks and Districts: Preserve and enhance historic landmarks and districts to promote a greater sense of historic awareness and community identity and contribute toward a sense of place.

1. Historic Preservation Policy LU-13.1: Preserve the integrity and fabric of candidate or designated Historic Districts.

   Analysis: The designation of this house as a historic landmark and its recognized historic value would ensure the preservation of a unique architectural style important to San Jose. The Chiechi House is being evaluated within the context of Horticultural Expansion era,1870-1918, and specifically the period of significance 1870-1973. The appropriate theme is Residential Architecture. In 1973, the Chiechi House was approved for relocation by the San José City Council and accepted as a fine example of mid-1870s residential architecture to be installed in History Park (San Jose Historical Museum). The building was considered an important resource in the City's collection of buildings (see Figure 5) at the History Park.

2. Historic Preservation Policy LU -13.13: Foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.

<u>Analysis:</u> By encouraging the preservation of this house through the City Landmark Designation process, the City is preserving and fostering the architectural history of Horticultural Expansion era of San José. After the designation of this house as a City Landmark, any exterior modifications would require review by the Historic Landmarks Commission. The building is currently vacant and is proposed to be re-used as an office (see Figure 5), pending rehabilitation work.

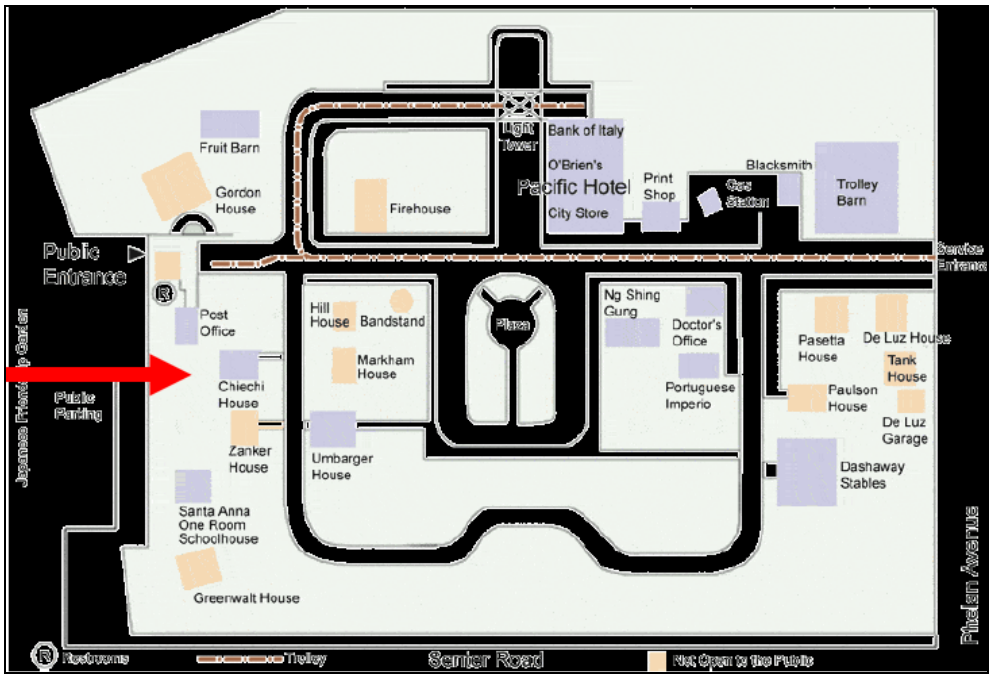

Figure 5: History Park Layout

Historic Preservation Ordinance Conformance for Historic Landmark Nomination

Per the Historic Preservation Ordinance (Municipal Code Chapter 13.48), the Commission may consider, among other relevant factors, the following criteria in making the findings that a proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature:

1. Its character, interest, or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the city of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
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; and

8. Its embodiment of elements of architectural or engineering design, detail, materials, or craftsmanship which represents a significant architectural innovation or which is unique.

Based on the information in the historic evaluation prepared by Bonnie Bamburg of Urban Programmers, dated October 9, 2018, the Chiechi House qualifies as a City Landmark based on three out of eight (1, 4 & 6) criteria under the Historic Preservation Ordinance Chapter 13.48:

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

The Chiechi House is a very good example of a contributing structure in the History Park. This park district has a collection of relocated and recreated buildings important in portraying the historical development of San José from the 1870s to 1880s. 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 José. Agriculture was the basis for economic growth during that period. The association with the era is seen in the architectural style and the construction materials and artisanship of the house. Few houses of this style remain in San José and of those that do, alterations have changed the appearance. This property is a fine example.

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

The Chiechi House is one of the oldest houses in San José that retains integrity and the house provides current and future generations with an understanding of the architecture, materials and craftsmanship used in residential building in the mid-1870s. In the present location at History Park, the setting is with other houses from the mid-1860 to the late 1880s that form a grouping of residential styles that were part of San Jose's architectural heritage.

The Chiechi House in History Park further meets the criteria for a City Landmark because it represents the story of two immigrant families who settled in San José 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 José. She opened a senior care home for her elderly patients.

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

The Chiechi House in History Park exhibits distinctive characteristics of the early American National Style of architecture. The house provides information about the living conditions and type of farm houses constructed in the 1870s. The building continues to provide information about early San José residences, the materials used, and how they were constructed.

The Chiechi House is eligible to be a San Jose Historic Landmark because it is one of the very few examples of the Early American National Style of architecture that remain in the area, and the building still retains a high degree of integrity. Of over 200 designated Landmarks in the City, very few are from the Early American era and none are examples of the National Style of the mid-1870s.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The project's recommended action is categorically exempt from provisions of the California Environmental Quality Act (CEQA), pursuant to Section 15331 of the State CEQA Guidelines.

PUBLIC HEARING NOTIFICATION

Staff followed the public notification requirements of Section 13.48.110 of the San José Municipal Code. A notice of this hearing appeared in a newspaper of general record at least 10 days prior to the hearing, a mailing of the notice to the property manager and occupants, and posting the notification of the hearing along the frontage of the site. The staff report is also posted on the City's website. Staff has been available to respond to questions from the public.

Project Manager: Rina Shah
Approved by: , Deputy Director for Rosalynn Hughey, Planning Director
Date:

Attachments:
State Department of Parks and Recreation form (DPR523A), dated October 9, 2018
Draft Resolution for HL19-001

Applicant:
Mike Will on behalf of City of San José Parks, Recreation & Neighborhood Services 200 East Santa Clara Street San Jose, CA 95113

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI #
PRIMARY RECORD
Trinomial
NRHP Status Code
Other Listings
Review Code Reviewer Date

Page 1 **of** 20 ***Resource Name or #:** (Assigned by recorder) Chiechi House, 1650 Senter Road, San Jose
P1. Other Identifier: History Park, San Jose CA

***P2. Location:** □ **Not for Publication** ξ **Unrestricted**
***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** **Date** **T** __; **R** __; __ □ **of** __ □ **of Sec** __; **B.M.**
c. Address 1650 Senter Road City Santa Clara Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S,601079.73 mE/ 4131047.83mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
Located in History Park, San Jose

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The Chiechi House is a contributing building in History Park- a district of relocated and recreated buildings important in portraying the historical development of San Jose from 1870-1980s In this group of historic houses, the Chiechi House exhibits the National Style in architecture, with an extension on the rear. The basic style of the semi-rural farmhouse c.1876. The two-story house is an "L" shape with intersecting gable (continued on page 3)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P4. Resources Present:** □ Building ΞStructure □ Object □ Site □ District □ Element of District □ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) Front Façade
***P6.PDateConstructed/Age and Source:**□ΞHistoric□Prehistoric□ Both
1876 HSJ Records

***P7. Owner and Address:**
City of San Jose
300 E. Santa Clara St
San Jose CA 95112

***P8. Recorded by:** (Name, affiliation, and address)
Bonnie Bamburg
Urban Programmers
10710 Ridgeview Ave
San Jose CA 95127

***P9. Date Recorded:** 10/8/2018

***P10. Survey Type:** (Describe)
Project specific

***P11. Report Citation**: (Cite survey report and other sources, or enter "none.
History San Jose Master Plan

Attachments: □NONE
ΞLocation Map ΞContinuation Sheet ΞBuilding, Structure, and Object Record
□Archaeological Record □District Record □Linear Feature Record □Milling Station Record □Rock Art Record □Artifact Record
□Photograph Record □ Other (List): _____

State of California X The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Chiechi House, History Park ***NRHP Status Code** 5S2
Page 2 **of** 20

B1. Historic Name: John and Jane Campbell House
B2. Common Name: Chiechi House
B3. Original Use: Residential-single family farm house B4. Present Use: Museum Building
***B5. Architectural Style:** National (transitional toward Italianate)
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1876, Addition to rear c. 1885, changes to porch railing and siding under the slanted bay c. 1973-1990

***B7. Moved?** ☐No ☒Yes ☐Unknown **Date:** 1973 **Original Location:** 820 Northrup St. San Jose
***B8. Related Features:**
The historic landmark buildings and features within Historic Park

B9a. Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Residential Architecture **Area** Historic Park

Period of Significance 1876-2000 **Property Type** House **Applicable Criteria** C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The Chiechi House is significant to the history and heritage of San Jose as a mid-1870s house in the National Style, of which very few exist. It is also a contributing building in History Park representing a unique variety of architecture within in History Park. The location in History Park, a historic district exhibiting various styles and eras of the residential styles of the past in San Jose preserves the public's understanding of the past and this Early American architectural style, materials and craftsmanship.
Background: John and Jean Campbell had the house constructed in 1876 on Block 6, Lots 1 and 3, of the (US Census 1880). In 1880 John listed his occupation in the census as retired clothing merchant Jane was listed as keeping house with six of their children living at home, two without employment (Mary 24 and Maggie 22) and four in school(Sally 20, John J. 19, Matilda 17 and Emily S.18). (continued on page 10)

B11. Additional Resource Attributes: (List attributes and codes) HP39-Museum Building
***B12. References:** page 18
B13. Remarks:

***B14. Evaluator:** Bonnie Bamburg
***Date of Evaluation:** 10/09/2018

(Sketch Map with north arrow required.)

History Park, San Jose

(This space reserved for official comments.)

P. 3 Description continued:

roofs and a the porch extending across half of the front façade the other half the projecting section. The porch is covered by a slanted roof and supported by four square posts and two pilaster on each end. The posts have angled braces and small moulding to form capitals at the top. The wall behind the porch has one tall narrow double-hung window and the front door with a transom above. These have very simple flat board frames. The decorative element is turned baluster as part of the porch railing. The porch is raised three wood, bull-nosed steps to the wood floor of the porch. This railing appears a later addition. The other half of the facade exhibits a slightly slanted bay window with three narrow double-hung windows covered by an angled roof above a plain frieze. Decorative shutters are on each side. The slanted bay extends to the ground and is an element of the more decorative Italianate style. The original building had panels under the bay windows; the current siding of dropped horizontal siding extends to the bottom of the wall. Centered in the second level is one tall double-hung window with decorative shutters on each side. The main body of the building is sheathed entirely with dropped-horizontal siding with plain board framing on the corners and a wider trim board at the junction of the roof and wall. The rear porch is vertical siding and the shed on the west side is yet another vertical, narrow board siding, The left side facade has two tall double-hung windows on the lower level and one over the rear lower floor window on the upper level. The right side façade has three tall double-hung windows on the lower level. The rear is a single story extension that has a bank of square pane windows and a pitched roof. The detailing on this addition is very plain fascia board. The roof is composition shingles.

The house retains integrity and is a very good example of a rural farmhouse in the National Style from the mid-1870s.

Photographs:

Photograph 1 Chiechi House, History Park San Jose
View: Front facade
Camera facing: NW
Date of Image: September 2018

Photograph 2 Chiechi House, History Park San Jose
View: Front façade, porch and Cross Gable roof.
Camera facing: NW
Date of Image: September 2018

Photograph 3 Chiechi House, History Park San Jose
View: Front and west side facades
Camera facing: NE
Date of Image: September 2018

Photograph 4 Chiechi House, History Park San Jose
View: West Side facade, note vertical double-hung windows and decorative shutters, rear siding changes for the shed add-on at the rear.
Camera facing: NW
Date of Image: September 2018

Photograph 5 Chiechi House, History Park San Jose
View: Rear façade, added porch that has been enclosed. Vertical board siding on the half wall of the porch
Camera facing: SE
Date of Image: September 2018

Photograph 6 Chiechi House, History Park San Jose
View: East façade. Note the first addition and the porch addition.
Camera facing: S
Date of Image: September 2018

Photograph 7 Chiechi House, History Park San Jose
View: East façade.
Camera facing: W
Date of Image: September 2018

B.12 Significance continued:
The family had moved from Canada where the children were born. The move was possibly to a dryer climate because Maggie was ill with consumption.[1] The 1892 City Directory (page 106) lists John J. Campbell, his sisters Emma who became an artist and Mathilda, a medical student, living on Northrup Avenue at Paula st.. Matilda became a physician

[1] Tenth Census of the United States, 1880. (NARA microfilm publication T9, 1,454 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C.

graduating from California Medical College in 1892. Before 1900, the family had sold the property. In 1907 Dr. Matilda Campbell was the proprietor of a Women's Hospital and lived at 232 S. 10th Street with Emily (Emma) and Isla Campbell, a student. Her office moved around quite a bit in San Jose and for a while in Los Gatos. In the 1910 U.S. Census, she lived in Redwood Township with her sister Emma where they operated a home for elderly women.[2] Matilda passed away April 28, 1918.

The property changed owners several times until it was purchased by Mike Chiechi in 1911.

Michael Chiechi and his wife Maria (Mary) emigrated from Italy. Michael arrived in San Jose in 1905. His wife Maria and three children remained in Italy. Michael worked as a laborer in the fruit orchards until he could afford to buy property and bring his family to San Jose. Maria arrived at age 43 with three children; Carfore 13, Nicole 11, Grazia 10 they traveled from Naples Italy to New York City on the

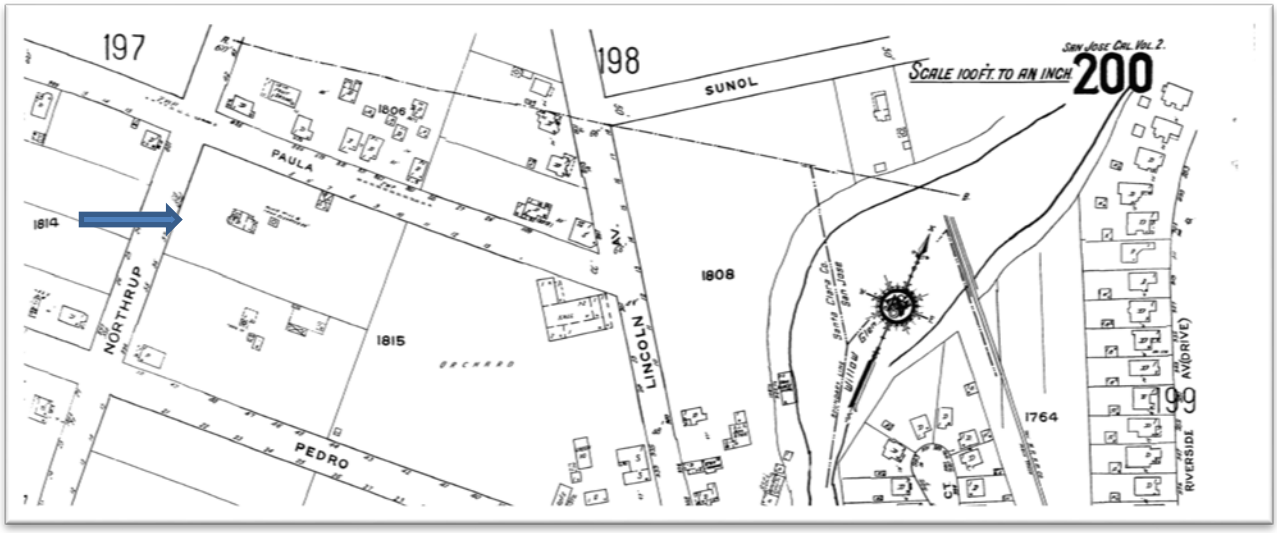

Figure 1 820 Northrup St. San Jose
View: Section of the 1915 Sanborn Map page 200

[2] Thirteenth Census of the United States, 1910 (NARA microfilm publication T624, 1,178 rolls). Records of the Bureau of the Census, Record Group 29. National Archives, Washington, D.C

ship Moltke arriving on July 7. 1913.[3]

Over the years, Michael is listed the San Jose City Directories as a farmer or working in the fruit orchards. Working in the fruit orchards may have been with his brother who had a large orchard on Meridian Ave. Michael Chiechi passed away June 21, 1935.

Maria lived in the house with her daughter Grace and son Nicholas and his wife Melina. Nicholas became a plaster with his own company and Melina was employed in different shops until she opened her own Melina's Corset and Lingerie Shop. Grace worked at the Temple Laundry becoming a supervisor. She also worked in canneries and in Melina's shop. After Maria (Mary) Chiechi passed away at age 73, on March 28, 1952, her family, including grandson Nicholas Jr. continued to live in the house. The property was sold in 1973 and the house was donated to the City of San Jose to be placed in History Park as an architectural example of the typical 1876, rural farmhouse.

The Chiechi family were prominent fruit ranchers in San Jose. Michael Chiechi's brother Leo was a fruit rancher at 535 Meridian Avenue. Other members of the family owned fruit ranches on Cherry Avenue and S. Cypress Avenue.

The historical context in which to consider the Chiechi House is the Horticultural Expansion 1870-1918

As the name implies this was a period of dramatic growth as the Santa Clara Valley became a major supplier of fresh and processed fruit for the nation and internationally. Fruit orchards and vineyards covered the Valley floor and into the hills. It was the spring blossoms and ready employment that gave the area the title as the "*Valley of Heart's Delight"*. Although limited quantities of fruit had been grown beginning with the Spanish settlers who arrived in the late 1700s this is the era when families came from Europe to plant and tend the orchards that would become the backbone of the era's economic growth.

Grape growing found an instant market in the late 1870s, and into the 1880s because wine was in high demand and phylloxera had devastated the vineyards of Europe from 2860-1880. In the Valley fruit that could not be

[3] Year: *1913*; Arrival: *New York, New York*; Microfilm Serial: *T715, 1897-1957*; Microfilm Roll: *Roll 2124*; Line: *14*; Page Number: *89*

dried, remained a seasonal commodity. "By the end of the 1880's Santa Clara County had 15,000 acres of vine and 478 viticulturists. producing 2,500,000 gallons of wine a year" (Arbuckle 1984:176). Most vineyards were less than 100 acres. Orchards spreading in all directions spawned small towns with services and conveniences. Berryessa in the east, The Willows in the west, Saratoga and Los Gatos, were all connected by fruit orchards. The most popular fruit was the small French prune imported by Louis and Pierre Pellier, known as the "la Petite Prune d'Agen" a fruit that would be in high demand all over the world and grow to be a $43,000,000 a-year- industry in California (Arbuckle, 1984:163). Drying fruit was a relatively natural and low cost process, but it was subject to weather conditions and not suitable for all types of fruit. The abundance of the orchards demanded a new process to preserve the fruit for sale.

Food processing started in France in the 1850's. However, locally it was Dr. James Dawson who invented the process in his home laboratory in 1871. Companies soon formed to manufacture all types of equipment to support the growing agricultural industry; orchard sprayers, food processing machinery, and tractors all were made in San Jose. With superb growing conditions and land for vast orchards, the canning industry grew quickly in San Jose, as did support industries of box and basket making, and can and glass container factories. Mergers of the smaller or specialized companies led to some of the largest corporations, such as FMC, that started as Bean Pump and Spray Company merging with Anderson –Barngrover, Hull and Cunningham. During the same period, vineyards were also bountiful and Charles LeFranc (Almaden Vineyards), Paul Masson, Pierre Mirassou and William Wehner were all producing wines from grapes grown on the hillsides around the Valley.

As the economy grew so did urban development, expanding from First Street to Second Street and, two years after the Chinatown fire of 1887, a new City Hall, designed by Theodore Lenzen, was constructed in the Plaza, and in 1893, a new Post Office on Market Street. During the 1880's three and four-story bank buildings were constructed on all four corners of Santa Clara and First streets. During this time, business moved south from Santa Clara Street, spurred on by T.S. Montgomery who developed several large city blocks removing the older factories and shops south of San Carlos.

As the City expanded so did the infrastructure. By 1881, several private companies operating from different locations around the City provided electricity. In the same year J.J. Owen, owner of the San Jose Mercury was instrumental in having a light tower constructed at the corner of Market and Santa Clara streets. Electric arc lamps that had replaced the gas lamps were replaced in 1912, with incandescent lights on the downtown streets.

Automobiles were first seen in the Valley in 1890's, with the State's first auto manufacturing, garage and gas station established in San Jose by the turn of the century. The first "garage" was opened by Clarence Letcher in 1900 followed by his first gas station in 1902. The first motor bus line in the state began service from San Jose to Mt. Hamilton in 1910. It was then possible to take the bus to the San Jose Country Club established in 1899, on Alum Rock Avenue.

The first regularly scheduled radio station started in San Jose in 1909, when Dr. Charles Harold broadcast from his offices at the araden City Bank Bldg., at the corner of First and San Fernando streets. In addition to the first commercial broadcast, Harold is credited with opening a college to train radio engineers where he qualified over 1200 students by 1922. He is also credited with more than 50 inventions during his career. His wife Sybil is credited with being the first disc jockey playing recorded music over the air.

Development continued throughout the City. Most of the vacant lots were filled with houses or small commercial buildings during the 1880's. The Hensley property was divided in 1886, as was College Park off the Alameda followed by the subdivision of General Naglee's estate in 1902 and Hanchett Park in 1907. During this period, the City annexed the Gardiner District and the City of East San Jose in 1911, and a year later an unusual annexation was the 100 foot wide strip of land along N. First Street connecting San Jose to the Port of Alviso.

Evaluation of the Chiechi House for Landmark eligibility;

The Chiechi House is considered within the Horticultural Expansion era,1870-1918 and specifically the period 1870-1973 when the building was relocated to History Park. The theme is Residential Architecture.

In 1973 the Chiechi House was accepted by the San Jose City Council as a fine example of mid-1870s residential architecture to be installed

in History Park (San Jose Historical Museum). At that time, the building was considered to be a City Landmark and is an artifact in the City's historic collection.

San Jose Municipal Code: Chapter 13.48 - HISTORIC PRESERVATION
(italics are copied from the code)

As used in this chapter, the following terms shall have the following meanings unless otherwise indicated from the context:

A. Historical, Architectural, Cultural, Aesthetic or Engineering Interest or Value of an Historical Nature. The term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" shall mean a quality that derives from, is based upon, or related to any of the following factors:

1.Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;

2. Identification as, or association with, a distinctive, significant or important work or vestige:

a.Of an architectural style, design or method of construction;

b.Of a master architect, builder, artist or craftsman;

c.Of high artistic merit;

d.The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;

e.That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or

f.That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.

3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

B.Historic District. "Historic district" shall mean a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development.

C.Landmark. The term "landmark" shall mean any of the following which have a special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature:

1. An individual structure or portion thereof;

2. An integrated group of structures on a single lot;

3. A site, or portion thereof; or

4. Any combination thereof.

D. Preservation. The term "preservation" shall mean the protection, conservation, enhancement, perpetuation, rehabilitation, restoration, repair, reconstruction or other action taken to repair, conserve or prevent the deterioration or destruction or removal of a landmark or property in a historic district.

E. Site. The term "site" shall mean any place or area or any portion thereof, including anything, element or fixed object thereon, whether man-made or natural.

The Chiechi House in History Park meets the criteria of Chapter 14.48 A.1

The Chiechi House is a very good example of the National Style, found in a semi-rural residential architecture of the 1870s. It is associated with the beginning of the Horticultural Expansion era in San Jose. Agriculture was the basis for economic growth during the years 1870-1919. The association with the era is seen in the architectural style and the construction materials

and craftsmanship of the house. Few houses of this style remain in San Jose and of those that do, alterations have changed the appearance.

The Chiechi House also meets the criteria of Chapter 13.48 A 2.a and A.2.e.

The Chiechi House in History Park exhibits a distinctive early American style in the National Style of architecture. The house has yielded information about the living conditions and type of houses constructed in the 1870s. The building continues to provide information about early San Jose residential buildings, the materials used and how they were constructed.

The Chiechi House in History Park further meets the criteria of Landmark because it represents the story of two emigrant 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 one of the early women physicians in San Jose, who opened a care homes for her elderly patients.

Conclusions- Statement of Significance: The Chiechi House is eligible to be a San Jose Historic Landmark because it exhibits Early American architecture in the National Style, and is one of the very few that remain in the area, also the building retains a high degree of integrity. Of the over 200 City Landmarks, very few are from the Early American era and none are examples of the National Style from the mid-1870s.

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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,

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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.

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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.]***

- 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 2019, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

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ATTEST:

TONI TABER, CMC
City Clerk

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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 554o 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