

RD:RLT
10/24/2019

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 MARTIN 5 HOMES, LOCATED AT 1225, 1233, 1241, 1249 & 1257 MARTIN AVENUE AS CITY LANDMARKS OF SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE

HL19-003

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 Martin 5 homes located at 1225, 1233, 1241, 1249 and 1257 Martin Avenue; 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 October 2, 2019 at 6:30 p.m., conduct a

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public hearing on said landmark designation and recommend approval of the designation of the Martin 5 homes, located at 1225, 1233, 1241, 1249 and 1257 Martin 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. HL19-003 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 November 5, 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 properties are all that real properties located within the City of San José at 1225, 1233, 1241, 1249 and 1257 Martin 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, 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 Martin 5 homes, located at 1225, 1233,

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1241, 1249 and 1257 Martin Avenue, as landmarks 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 properties, located within the Hanchett and Hester Park Conservation Area, sit on a mature residential area of early twentieth-century residences. This area possesses a significant concentration of homes that are unified by their aesthetically sensitive plans and details. The Craftsman style residences are distinctive within the setting of Martin Avenue and consistent with the nature, scale, and character of the neighborhood. The subject properties contribute to the Hanchett Park neighborhood, characterized by its varied high-quality early twentieth-century architecture. The property also contributes to Martin Avenue, which is considered eligible for the National Register of Historic Places due to its important streetscape. The property gained national prominence as five iconic examples of the Craftsman California bungalow, when, in 1979, the house was part of a grouping documented by the Historic American Buildings Survey (HABS) in Hanchett Residence Park. The group of five houses has since been cited in several books as notable examples of Craftsman bungalows.

- **Criterion 3:** *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

The properties are associated with Lewis E. Hanchett, a local visionary who changed patterns of transportation and residential life in San José in the turn of the twentieth century. Hanchett, with John Martin, expanded the railway throughout Santa Clara County. When he developed the Hanchett Residence Park, it was done hand-in-hand with ensuring public transportation was built into the infrastructure of the development.

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

The subject properties were built in the Hanchett Residence Park and set the tone for the type of architecture that became characteristic of the neighborhood. The homes have special significance as they helped create the concept of the move to the “suburbs” in San José, enabled by Lewis Hanchett’s intention to make public transportation accessible to the residents of Hanchett Park. The Residence Park is called the first streetcar suburb in San José, since Hanchett connected his streetcar system directly into the tract.

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

The properties on Martin Avenue embody distinguishing characteristics of the Craftsman-style California bungalow in the early twentieth-century era of residential architectural design. The properties exhibit particularly fine design features common to the work of Wolfe & McKenzie, such as flared eaves, projecting bays supported by decorative brackets, and bull's-eye windows.

- **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 subject properties contribute to the uniqueness of this area as the architectural work of a prominent local twentieth-century architect. The properties have been identified as the work of the architectural firm of Wolfe & McKenzie, which is locally recognized as a firm whose work has influenced the development of San José. Frank Wolfe and Charles McKenzie are recognized as master architects in San José, both within the partnership and as individuals.

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 5th day of November 2019, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI TABER, CMC
City Clerk

EXHIBIT "A"

**LEGAL DESCRIPTION
FOR
1225 Martin Avenue
HL19-003
APN: 261-24-036**

Escrow No.: 12-433000922-KR
Locate No.: CAFNT0943-0943-0030-0433000922
Title No.: 12-433000922

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 10 IN BLOCK 12, AS SHOWN ON THE MAP ENTITLED "HANCHETT RESIDENCE PARK, ADJACENT TO THE CITY OF SAN JOSE, CALIFORNIA", COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED BOOK L, PAGE 53 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 261-24-036

**LEGAL DESCRIPTION
FOR
1233 Martin Avenue
HL19-003
APN: 261-24-037**

Order Number: **4304-3560145**

Page Number: 6

LEGAL DESCRIPTION

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

ALL OF LOT 9, IN BLOCK 12, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "HANCHETT RESIDENCE PARK", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON DECEMBER 4, 1906, IN BOOK L OF MAPS, AT PAGE 53.

APN: 261-24-037-00

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
1241 Martin Avenue
HL19-003
APN: 261-24-038

ORDER NO. : 0613008063-LJ

EXHIBIT A

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

All of Lot 8, Block 12, as shown upon that certain Map entitled, "Hanchett Residence Park", which Map was filed for Record in the Office of the Recorder of the County of Santa Clara, State of California, on December 14, 1906, in Book L of Maps, Page 53.

APN: 261-24-038

EXHIBIT "A"

**LEGAL DESCRIPTION
FOR
1249 Martin Avenue
HL19-003
APN: 261-24-039**

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 261-24-039

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN JOSE, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 7 IN BLOCK 12, AS SHOWN ON THAT CERTAIN MAP ENTITLED "HANCHETT RESIDENCE PARK", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA ON DECEMBER 4, 1906 IN BOOK L OF MAPS, PAGE 53

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**LEGAL DESCRIPTION
FOR
1257 Martin Avenue
HL19-003
APN: 261-24-040**

All of Lot 6, in Block 12, as shown upon that certain map entitled, "Hanchett Residence Park", in which map was filed for record in the office of the Recorder of the County of Santa Clara, State of California, on December 4, 1906 in Book L of Maps, at 53.