

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 GREENAWALT 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

File No. HL20-006

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 History Park (Viet Museum) of the City of San José (owner of the property) initiated the procedure pursuant to said Chapter 13.48 of Title 13 for consideration of such landmark designation for the Greenawalt 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 March 3, 2021 at 6:30 p.m., conduct a virtual public hearing on said landmark designation and recommend approval of the designation of the Greenawalt 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. HL20-006 upon which such recommendation was made is on file in the Planning Division of the City of San José and available for review on the Planning Department website; 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 March 30, 2021 at 1:30 p.m., or as soon thereafter as said matter could be heard, this Council would hold a public hearing by live video conferencing 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 JOSE 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 Greenawalt 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:** *Its character, interest, or value as part of the local, regional, state or national history, heritage, or culture.*

The Greenawalt House is the only evidence that remains of a once prosperous farmstead that included a large family home, tank house, orchard (as documented in the 1978 Historic American Buildings Survey (HABS) drawings). It is an excellent representation of a nineteenth century farmstead house that contributed to the agricultural industry, a part of the local and regional history, heritage, and culture.

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

The Greenawalt House is the last surviving structure from the former farmstead on the road to Almaden that exemplifies a hybrid of European architectural heritage, vernacular building methods, and the agricultural and rural nature of San José in the nineteenth century. The house, in its new setting not only represents the architectural expression and story of a Pennsylvania farmer/builder but is also a testament to its original rural environment.

- **Criterion 5:** *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

The Greenawalt House represents a former farmhouse of the nineteenth century which is characterized by the Italianate Style popular from 1860 to 1880. The house retains historic integrity as exemplified in its character-defining features and represents the culture and history of a successful rancher as seen in the architecture, materials and craftsmanship associated with the Italianate farmhouse built in 1877. 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 the Santa Clara Valley's architectural heritage.

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

The Greenawalt House is one of the few examples of the Italianate Style of architecture that remain from the 1860s to 1880s. The house still retains a high degree of integrity with a balanced symmetrical rectangular shape, a low-pitched front gabled and hipped roofline, a vertical two-story appearance with side bay window tower, and distinctive overhanging eaves with prominently bracketed cornices and arched windowpanes.

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 _____, 2021, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI TABER, CMC
City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
GREENAWALT HOUSE
1650 SENTER ROAD
APN 447-38-001
File No. HL20-006

Real property in the City of San José, 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