



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Historic Landmarks
Commission

SUBJECT: SEE BELOW

DATE: March 15, 2021

COUNCIL DISTRICT: 7

SUBJECT: CITY LANDMARK DESIGNATION (FILE NO. HL20-006) FOR “THE GREENAWALT HOUSE” AT HISTORY PARK

RECOMMENDATION

The Historic Landmarks Commission voted (5-0-1, Arnold abstained) on March 3, 2021 to recommend that the City Council:

- Adopt a Resolution designating “The Greenawalt House” located at 1650 Senter Road (History Park) as a City Landmark of special historic, architectural, aesthetic or engineering interest, or value of a historic nature.

OUTCOME

Designation of the subject property as a City Landmark would preserve the integrity of the single-family residence and its recognized historic value, as well as ensure preservation of a unique example of the Italianate architectural style in San José.

BACKGROUND

On December 14, 2020, the applicant History Park (Viet Museum) submitted an application to designate the Greenawalt House as a City Landmark.

The property qualifies for City Landmark Status based on meeting the following four of the eight criteria enumerated under Section 13.48.110(H) of the San José Municipal Code as follows:

- **Criterion 1:** Its character, interest or value as part of the local, regional, state or national history, heritage or culture, in that the Greenawalt House is the only evidence that remains of a once prosperous farmstead that included a large family home, tank house, and orchard (as

documented in the 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, in that 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, in that 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, in that 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.

On March 3, 2021, the Historic Landmarks Commission (HLC) held a Public Hearing on the proposed City Landmark Designation for "The Greenawalt House" located at 1650 Senter Road (History Park). The HLC recommended approval of the City Landmark designation to the City Council.

Historic Landmarks Commission (HLC) Hearing

The HLC noted that "The Greenawalt House" is a good example of the Italianate style architecture and found that the house meets the eligibility criteria of a City Landmark. Cuong Nguyen, representing the Viet Museum, gave public testimony explaining the non-profit organization's efforts to maintain the house, owned by the City, with funds from County grants for continuing the reuse of the house as a museum for the non-profit organization.

Staff described the significant character defining features of the house and stated that since the relocation of the house in 1991 and occupancy by the Viet Museum in 2006 to its present location in the History Park, the house has needed continuous maintenance. Staff shared that the applicant (Viet Museum) applied to the County's Historical Heritage Grant Program, on October 18, 2020 for funds to repair, restore and preserve the Greenawalt House for its adaptive reuse as a museum. The County program has a contingency requirement that the house needs to have a local Landmark designation in order to allocate funds and hence the request for Landmark designation.

The Commissioners commended the Viet Museum for their efforts on restoration and maintenance of the Greenawalt House. The HLC voted to recommend that the City Council approve the City Landmark designation of the “Greenawalt House,” with a condition that a plaque/marker be placed at the front entrance to commemorate the history of the house. The HLC also recommended that staff pursue placing the house on the National Register of Historic Places.

ANALYSIS

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

CONCLUSION

The preservation of this house through the City Landmark designation process preserves and fosters the architectural history of the 19th Century in San José, specifically the Italianate architectural style. It also recognizes David Greenawalt as a pioneer rancher/builder from Pennsylvania whose farmstead is a testament to the original rural/agricultural environment. The designation of this site as a City Landmark will require that exterior alterations and additions to the property be subject to review by city staff and the Historic Landmarks Commission.

EVALUATION AND FOLLOW UP

If the designation is approved, the subject site will be deemed a City Landmark. All work on the exterior of the house would require issuance of a Historic Preservation Permit/Adjustment and will need to conform to all applicable standards and guidelines.

CLIMATE SMART SAN JOSE

The recommendation in this memorandum for File No. HL20-006 will have no negative effect on the Climate Smart San José energy, water or mobility goals.

POLICY ALTERNATIVES

The City Council could opt to disapprove the recommended designation of “The Greenawalt House” as a City Landmark. If the building is not designated a City Landmark, the building could undergo exterior alterations in the future without the need of a Historic Preservation Permit and would not be eligible for County grant funds.

PUBLIC OUTREACH/INTEREST

Staff followed the public notification requirements of Section 13.48.110 of the San José Municipal Code. A public hearing notice for the project 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, and staff has been available to answer questions.

COORDINATION

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

CEQA

The environmental impacts of the project will not have a negative effect on the single-family residence or adjacent property or properties in that the project has been determined exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15331. 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 Robert Manford, Deputy Director, at (408) 535-7900

Attachments: March 3, 2021 Historic Landmarks Commission Staff Report with Attachments
HL20-006 CC Resolution
Legal Description



HISTORIC LANDMARKS COMMISSION STAFF REPORT

File No.	HL20-006
Application Type	City Landmark Designation
Applicant	History Park (Viet Museum)
Location	1650 Senter Road (History Park)
Zoning	R-1-8 Single Family Residence
APN	447-38-001
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. HL20-006: Application for City Landmark designation of the Greenawalt House as a landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of an historic nature.

RECOMMENDATION:

Recommend that the City Council approve City Landmark designation for the Greenawalt House (File No. HL20-006).

PROJECT DATA

GENERAL PLAN CONSISTENCY			
General Plan Designation		Open Space, Parklands, and Habitat <input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent	
Consistent Policies		LU-13, LU-13.6	
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	
8/28/1989	HS89-050: Landmark Nomination of the Greenawalt House (Designation action not completed)
11/17/2020	Resolution 79786: Council Approval of Grant Application and Funding for Viet Museum

PROJECT DESCRIPTION

On December 14, 2020, the applicant History Park (Viet Museum) submitted an application to designate the Greenawalt House as a City Landmark.

The Greenawalt House is located in History Park at 1650 Senter Road (see Figure 1). History Park is a 14-acre site containing 32 original and reproduced homes, businesses and landmarks that portray the historical development of the Santa Clara Valley.

The Greenawalt House is an Italianate Style farmhouse originally built in 1877 on the west side of Almaden Expressway, just north of U.S. Highway 85. The building was moved to History Park in 1991 (see Figure 2). In 1976, the Immigrant Resettlement and Cultural Center (IRCC) was established as a non-profit community-based organization. On March 14, 2006, IRCC and the City of San Jose, as owner of History Park, worked together to introduce, manage and operate the Greenawalt house to house and exhibit cultural, political, and religious artifacts as the Viet Museum or the Museum of the Boat People & the Republic of Vietnam. It is the first and an only museum/office dedicated to Vietnamese refugees and immigrants in California. The IRCC facilitates the settlement of immigrants, provides assistance to refugees and helps them settle in Santa Clara County.



Figure 1: Location Map

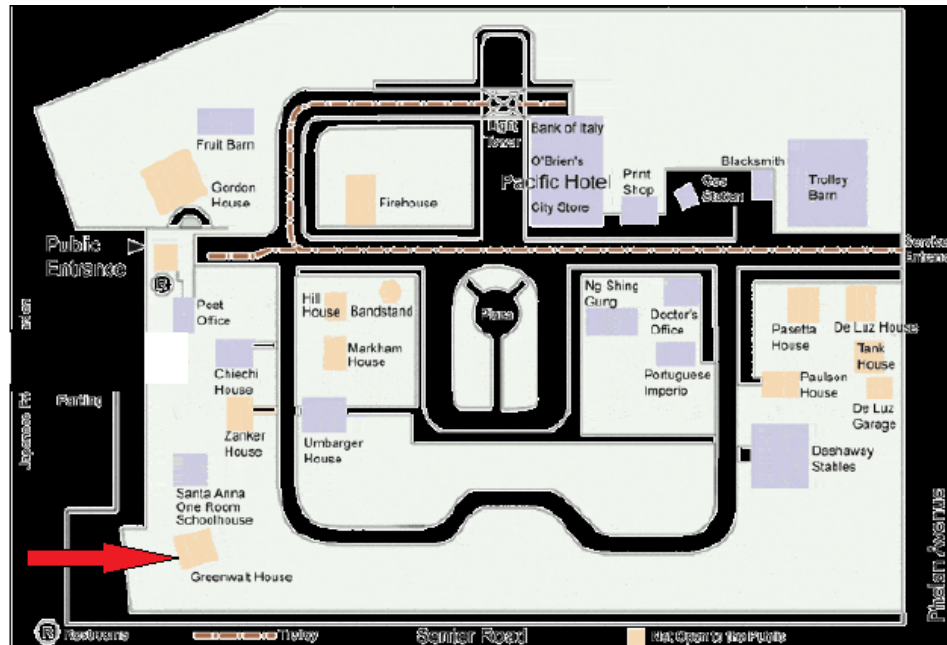


Figure 2: History Park Layout

The Greenawalt House (see Figures 3 and 4) is listed in the San José Historic Resources Inventory (as early as 1975) and is a Contributing Structure in the History Park. The property is also eligible for listing in the National Register of Historic Places. The Greenawalt House and the associated farmstead was documented in 1978 through architectural drawings and written history in a Historic American Buildings Survey (HABS CAL,43-SANJOS,10) commissioned by the County of Santa Clara.



Figure 3: Front View of Greenawalt House



Figure 4: Side View of Greenawalt House

BACKGROUND

The nomination of the Greenawalt House as a City Landmark, upon recommendation by the Historic Landmarks Commission (File No. HS89-50), was approved unanimously by the City Council with Resolution No. 61615, on August 15, 1989 (See Attachment B). At that time, the house was in its original location, though its setting had changed dramatically. However, the house retained several aspects of integrity. Further, the Historic Preservation Officer supported the findings that the building met four requisite criteria for designation as a local landmark.

On March 6th, 1990 a Memorandum with the subject “Giacomazzi Property and Greenawalt Residence” was published by the Director of Planning (see Attachment C). In its background, the memorandum states, “A public hearing was held by the Historic Landmarks Commission on September 6, 1989 with a resulting unanimous recommendation in favor of designation of the Greenawalt residence and site. The City Council public hearing on the proposed designation was scheduled for November 8th, 1989, at which time it was deferred and has been subsequently deferred to date.” There is no administrative record of any attempt to conclude the process of the designation.

The Greenawalt House is approximately 1,800 square feet in size, with a basement. It has undergone extensive repairs and renovations since its relocation in 1991. The Viet Museum occupied the relocated Greenawalt House in 2006. In 2019 the museum applied for a grant to make basic structural improvements that would allow the non-profit organization the ability to ensure the valuable collection of art and artifacts that are retained there. The Viet Museum applied for, and was granted, a Historical Heritage Grant by the County of Santa Clara to further restore, repair and maintain the Greenawalt House, since the last major work was done more than a decade ago. The City Council approved the submittal of the grant application on November 17, 2020, with Resolution No. 79786. The County’s Historical Heritage Grant program utilizes County Park Charter Development Funds and stipulates that grants can only be awarded to projects involving properties that have been formally designated a local landmark. That is the basis of this request. By awarding this landmark designation, the City will be facilitating the improvement of a significant architectural and cultural community asset. In order to meet the County’s requirements, the landmark designation must occur prior to April 30, 2021.

Historical Development of the Greenawalt House

The house was built in 1877 by David Greenawalt, a pioneer rancher from Pennsylvania. David Greenawalt acquired 624 acres of property in 1867 on the road to New Almaden in San José. The property was located on the west side of the Almaden Expressway, just north of U.S. Highway 85. Greenawalt developed the property over time which consisted of a tank house, barn, and outbuildings.

The Greenawalt House, formerly located at 14611 Almaden Expressway, was originally constructed as a two and half story wood frame house that contained eleven rooms (see Figure 5). It is an excellent example of the Italianate architectural style. The foundation has a corner stone marked with the construction date in sandstone that came from the same Greystone Quarry as the San José Downtown post office. The Greenawalt House is significant to the history and heritage of San José as a mid-1870s Italianate Style house, of which very few exist. The period of significance is from circa 1877 when the house was built to circa 1888, until the death of David Greenawalt.



Figure 5: Original farmhouse: “Greenawalt House”

David Greenawalt was born in 1824 in Pennsylvania of Dutch heritage immigrating to California in 1850 during the Gold Rush. A year later he married Elizabeth Booth whose parents were members of the Donner Party, but who had separated from the main group and had safely reached their destination. David Greenawalt first started a business in livestock with his wife’s father. Elizabeth, who was a mother of seven children, died in 1887 and David Greenawalt died in 1888. The farmhouse on orchard land had subsequent owners who maintained its integrity with its location at 14611 Almaden Expressway until it was moved for expansion of West Valley Freeway or State Highway 85 (SR 85) construction between 1991 and 1994.

The farmland was subsequently sold off and subdivided, but the Greenawalt House and tank house remained into the twentieth century. The house was donated to History Park and moved from its original site on September 21, 1991. The Greenawalt House is now part of History Park’s collection of buildings and structures representing the history of the Santa Clara Valley. Its location in History Park is significant as it preserves the public’s understanding of the past and exemplifies the Italianate Style of architecture in both materials and artisanship.

The house has undergone very few alterations since originally built in 1877 and the character defining, and architecturally significant characteristics remain evident, as indicated below:

- Balanced, symmetrical and rectangular floor plan
- Low pitched gabled roofline
- Double-hung, narrow windows with round arch heads
- Protruding sills and window trims
- Circular oculus pediment window above porch
- Wide, overhanging eaves

- Ornate treatment of the eaves, including the use of paired brackets, and dentil courses
- Side Bay window tower with hipped roof
- Rusticated quoins at building corners
- Ornate porch treatment, with square posts, and bargeboard ornament

ANALYSIS

The application for City Landmark designation was analyzed with respect to conformance with the: 1) Envision San Jose 2040 General Plan; 2) Historic Preservation Ordinance; and 3) California Environmental Quality Act.

Envision San José 2040 General Plan Conformance

The Greenawalt House is located in the History Park, adjacent to Kelly Park, which is an extension of the open space consisting of 172 acres.

The proposed landmark designation promotes the following goals and policies of the General Plan:

1. 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.
2. Historic Preservation Policy LU -13.6: Ensure modifications to candidate or designated landmark buildings or structures conform to the Secretary of the Interior's Standards for the Treatment of Historic Properties and/or appropriate State of California Requirements regarding historic buildings and/or structures, including the California Historical Building Code.

Analysis: The designation of the Greenawalt house as a historic landmark will ensure the preservation of a Classic Italianate architectural style structure not typical in San Jose. There are approximately a dozen properties located with this architectural style, within the City of San José that are listed in the City's Historic Resources Inventory.

By encouraging the preservation of this house through the City Landmark designation, the City is preserving and fostering the architectural history of San José and the Santa Clara Valley. After the designation of this house as a City Landmark, any exterior modifications would require a Historic Preservation Permit and review by the Historic Landmarks Commission.

Historic Preservation Ordinance Conformance for Landmark Designation

In accordance with 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 this report and grant funding documents prepared by the applicant dated December 1, 2020 (Exhibit A), the Greenawalt House merits designation as a City Landmark based upon its historic, cultural, and architectural significance. The building is significant on four out of the eight (1, 4, 5 and 6) criteria of the Historic Preservation Ordinance as follows:

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

Analysis: 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 HABS drawings, 1978). 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.

Analysis: 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.

Analysis: 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.

Analysis: 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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The project has been determined by the Director of Planning, Building and code Enforcement to be exempt from provisions of the California Environmental Quality Act (CEQA) per Section 15331. The proposal 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.

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. Further, a mailed notice to property owners, managers, renters and occupants within 300 feet of the proposed landmark designation was distributed per code requirements. 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: /s/ , Deputy Director for Rosalynn Hughey, Planning Director
Date: 3/3/2021

Attachments:

- | |
|---------------------------------------------------------------|
| A. Project Description and Grant Fund Document, dated 12/1/20 |
| B. City Council Resolution No. 61615, dated August 15, 1989 |
| C. City Council Memorandum, dated March 6, 1990 |
| D. Draft Resolution for HL20-006 |

Applicant:

History Park (Viet Museum) 1650 Senter Road San Jose, CA 95112

HL20-006 List of Attachments

- A. [Project Description and Grant Fund Document, dated 12/1/20](#)
- B. [City Council Resolution No. 61615, dated August 15, 1989](#)
- C. [City Council Memorandum, dated March 6, 1990](#)
- D. [Draft Resolution for HL20-006](#)

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

FILED FOR RECORD
AT REQUEST OFSan Jose Abstract & Title Co.
SEP 12 1 23 P 1956OFFICIAL RECORDS
SANTA CLARA COUNTY

RECORDED

RESOLUTION NO. 8894

AUTHORIZING THE CITY MANAGER TO ACCEPT, AND CONSENT TO,
DEEDS OR GRANTS FOR THE CITY OF SAN JOSE.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SAN JOSE:

That, pursuant to the provisions of Section 27281 of the Government Code of the State of California, the City Manager is hereby empowered and authorized, for and on behalf of the City of San Jose, to accept and to consent to, deeds and grants to said City.

Resolution No. 5723, adopted on May 21st, 1934, is hereby repealed.

Adopted this 25th day of September, 1950, by the following vote:

AYES: Councilmen - Doerr, Hathaway, Owen, Ruffo, Starbird,
Watson and Bradley.
NOES: Councilmen - None.
ABSENT: Councilmen - None.

CLARK L. BRADLEY
Mayor

ATTEST:
DOROTHY COVILL
City Clerk

(Seal of the City of San Jose)

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA
CITY OF SAN JOSE

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) SS:
)

I, Francis L. Greiner, Acting City Clerk and Acting Ex-Officio Clerk of the City Council of and for the City of San Jose, in said County of Santa Clara and State of California, do hereby certify that the above copy of "Resolution No. 8894" is a full, true and correct copy of "Resolution No. 8894" the original of which is now on file in my office, that said "Resolution No. 8894" was adopted September 25, 1950, has not been amended or repealed, and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of San Jose, this 6th day of September, 1956.

Francis L. Greiner
Acting City Clerk and Acting
Ex-Officio Clerk of the City
Council



Grant Deed Individual

ERNEST H. RENZEL, Jr., and EMILY RENZEL,
his wife, and ALDEN B. CAMPEN, a single
man,

the first part 100, hereby GRANT TO

CITY OF SAN JOSE, a Municipal
Corporation,

the second part Y, all that real property situated in the

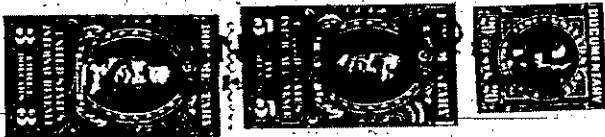
County of Santa Clara, State of California, described as follows:

Above space for Recorder

PARCEL NO. 1 - Beginning at 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 59° 20' East 232.26 feet to the agreed boundary line between Louise A. F. Kelley and Guiseppe 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 54° 52' 30" East 154.78 feet, South 82° 41' East 279.28 feet and South 59° 13' East 288.08 feet to a 2" x 2" stake; thence South 45° 59' 34" West 583.86 feet to center line of Senter Road; thence along center line of Senter Road, North 37° 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 Louise 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 59° 20' East 451.37 feet from the center line of Senter Road; thence North 37° 37' West 112.30 feet; North 59° 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 dated February 14, 1922 and recorded in Book 550 of Deeds, page 154, Santa Clara County Records; thence along said Northeasterly line South 17° 18' 12" East 114.57 feet to the Southeasterly City Limits Line; thence along the Southeasterly City Limits Line South 59° 20' West 637.21 feet to point of beginning, containing 1.6819 acres and being a portion of above mentioned 62.27 acre tract. Total acreage of Parcels 1 and 2 - 7.9908 acres.



WITNESS our hands this 4th

day of September

1956

Ernest H. Renzel, Jr.

Emily Renzel

Alden B. Campen

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

On this 4th day of September, 1956, before me,

F. J. Flory,

a Notary Public in and for said County and State, personally appeared

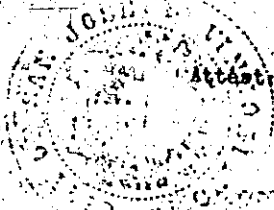
Ernest H. Renzel, Jr., Emily Renzel, and Alden B. Campen,

be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they

known to me to
executed the same.

F. J. Flory
Notary Public

Accepted on this 6th day of September, 1956, for and
on behalf of the City of San Jose, a municipal
corporation of the State of California.



Attest:

Francis L. Seiner
City Clerk

[Signature]
Its City Manager

