

RESOLUTON NO. 73730

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 LAKE HOUSE CITY LANDMARK HISTORIC DISTRICT, GENERALLY BOUNDED ON THE NORTH BY WEST SAN FERNANDO STREET, ON THE EAST BY STATE HIGHWAY 87 AND THE VTA LIGHT RAIL RIGHT- OF- WAY, ON THE WEST BY LOS GATOS CREEK, AND ON THE SOUTH BY THE REAR PROPERTY LINES OF LOTS ON THE NORTH SIDE OF PARK AVENUE, AND ON THE SOUTHEAST BY SONOMA STREET AND LAKEHOUSE AVENUE, AS A CITY LANDMARK HISTORIC DISTRICT POSSESSING A SIGNIFICANT CONCENTRATION OR CONTINUITY OF SITE, BUILDING, STRUCTURES OR OBJECTS UNIFIED BY PAST EVENTS OR AESTHETICALLY BY PLAN OR PHYSICAL DEVELOPMENT AND DIRECTING THE CITY CLERK TO PROVIDE CERTAIN NOTICE OF THIS RESOLUTION

WHEREAS, Chapter 13.48 of Title 13 of the San Jose Municipal Code provides for the designation of 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 and of special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature; and

WHEREAS, said Chapter 13.48 of Title 13 provides that any such geographically defined area that meets the definition set forth in Section 13.48.020.B may be nominated for designation as a City Landmark Historic District by the City Council, the Planning Commission, the Historic Landmarks Commission, or by application of persons who own sixty percent (60%) of the parcels of land proposed to be included in the City Landmark Historic District or the authorized agents of those property owners; and

WHEREAS, the City Council, upon nomination by the same, adopted Resolution No. 73642 on February 13, 2007, initiating proceedings pursuant to said Chapter 13.48 of Title 13 for consideration of such City Landmark Historic District designation; and

WHEREAS, said Chapter 13.48 of Title 13 provides that before this Council may designate any area as a City Landmark Historic District, it shall hold at least one public hearing on such proposed designation, and that before it holds said public hearing, the Council shall refer said proposed designation to the Historic Landmarks Commission of the City of San Jose for its consideration at a public hearing and for its report and recommendation to the Planning Commission; and to the Planning Commission for its consideration at a public hearing and for its report and recommendation to the City Council; and

WHEREAS, within the time and in the manner provided by Chapter 13.48 of Title 13, the Historic Landmarks Commission did on March 7, 2007, at the hour of 6:00 p.m., conduct a public hearing on said landmark designation and recommend approval of the designation of the City Landmark Historic District described hereinafter in Section 1 of this Resolution, as a City Landmark Historic District possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development and made certain findings with respect thereto; and

WHEREAS, within the time and in the manner provided by Chapter 13.48 of Title 13, the Planning Commission did on March 28, 2007, at the hour of 6:30 p.m., conduct a public hearing on said City Landmark Historic District designation and recommend approval of the designation of the Lake House City Landmark Historic District described hereinafter in Section 1 of this Resolution, as a City Landmark Historic District possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development, and made certain findings with respect thereto; and

WHEREAS, a copy of the City of San Jose Historic Nomination Form No. HD07-158 upon which such recommendation was made is on file in the Office of the City Clerk of the City of San Jose; and

WHEREAS, within the time and in the manner provided by said Chapter 13.48 of Title 13, the Council did give notice that on April 17, 2007 at the hour of 7:00 p.m., of said day, or as soon thereafter as said matter could be heard, this Council would, in the City Hall of the City of San Jose, 200 East Santa Clara Street, San Jose, California, hold a public hearing on said City Landmark Historic District 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, 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 to present their views with respect to said proposed City Landmark Historic District 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 Jose Municipal Code, this Council does hereby designate the hereinafter described Lake House City Landmark Historic District as a City Landmark Historic District possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development. Said Lake House City Landmark Historic District is that area of San Jose consisting of approximately 6 gross

acres and which is generally bounded on the north by West San Fernando Street, on the east by State Highway 87 and the VTA light rail right-of-way, on the west by Los Gatos Creek, and on the south by the rear property lines of lots on the north side of Park Avenue, and on the southeast by Sonoma Street and Lakehouse Avenue. Said location is more fully described on Exhibit "A" attached hereto and incorporated herein by this reference.

SECTION 2. Said designation is based upon the following findings:

- A. The Lake House City Landmark Historic District in San José has special historical, architectural and aesthetic interest and value to the community, for its historic setting that continues to exist to the present day as a collection of residential properties reflecting the neighborhood development patterns of San José's Lake House neighborhood and vicinity from 1885-1925. The City Landmark Historic District is a geographically definable area of urban character that possesses a significant concentration and continuity of buildings that are unified aesthetically by physical development:
1. The neighborhood has character, interest and value as a part of local and regional history and heritage due to its age, continuity of setting, and diverse architecture;
 2. Individual properties in the area are identified with a number of specific personages who are significant to local history by their contributions to the evolution of the City;
 3. The neighborhood exemplifies the social and historic heritage of the City of San José as a distinguished residential area within the larger metropolitan region;
 4. Specific aspects of the residential architecture of the neighborhood portray an era of architectural development just before and after the beginning of the twentieth century that is characterized by buildings that are predominantly Queen Anne in style with some additional contributors characterized by Revival and Arts & Crafts movements;
 5. The architecture of the neighborhood exemplifies aspects of the heritage of the City of San José in its diverse and distinctive Victorian, Revival and Craftsman architecture;

6. The architecture of the area is strongly identified with the work of prominent architects J.O. McKee, Jacob Lenzen, Wolfe & McKenzie, and Charles Carto, whose masterworks in residential design have influenced the development of the City; and
7. The large number of unique architectural works within the neighborhood, as defined by their detail, use of materials and craftsmanship, represents a significant collection of innovative buildings in the context of the development of the City.

SECTION 3. The City Clerk is hereby directed to notify those persons designated in San Jose Municipal Code, Section 13.48.120, Subsection K, in the manner specified by said Section of the adoption of this resolution 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.

ADOPTED this 17th day of April, 2007 by the following vote:

AYES: CHIRCO, CONSTANT, CORTESE, LICCARDO,
NGUYEN, OLIVERIO, PYLE, WILLIAMS; REED

NOES: NONE

ABSENT: CAMPOS

DISQUALIFIED: NONE

VACANT DISTRICT 4

CHUCK REED
Mayor

ATTEST:

LEE PRICE, MMC
City Clerk