

RESOLUTION NO. _____

**A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN JOSE DESIGNATING THE SCHIELE SUBDIVISION
AND ALAMEDA PARK AS A CITY LANDMARK HISTORIC
DISTRICT THAT IS A GEOGRAPHICALLY DEFINABLE
AREA OF URBAN OR RURAL CHARACTER, POSSESSING
A SIGNIFICANT CONCENTRATION OR CONTINUITY OF
SITE, BUILDINGS, STRUCTURES OR OBJECTS UNIFIED
BY PAST EVENTS OR AESTHETICALLY BY PLAN OR
PHYSICAL DEVELOPMENT PURSUANT TO CHAPTER
13.48 OF THE SAN JOSE MUNICIPAL CODE**

FILE NO. HLD24-001

WHEREAS, Chapter 13.48 of Title 13 of the San José Municipal Code provides for the designation of historic districts with a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, buildings, structures or objects unified by past events or aesthetically by plan or physical development as City Landmark Historic Districts by the City Council of the City of San José (“City Council”); and

WHEREAS, San José Municipal Code Section 13.48.120, subsection A, provides that any geographically defined area can be nominated for designation as a City Landmark Historic District by the City Council, the Historic Landmarks Commission, Planning Commission or by application of persons who own sixty percent of the land proposed to be included in the district or the authorized agents of such owners; and

WHEREAS, the City Council nominated the Schiele Subdivision and Alameda Park area for designation as a City Landmark Historic District and the Director of Planning, Building, and Code Enforcement initiated the procedure pursuant to Section 13.48.120, subsection E, for consideration of such historic district designation; and

WHEREAS, Section 13.48.120, subsection J, provides that before the City Council may designate any geographically defined areas as a historic district, 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 schedule a public hearing of said proposed historic district designation before the Historic Landmarks Commission of the City of San José and the Planning Commission of the City of San José for its consideration and recommendation; and

WHEREAS, on August 7, 2024, the Historic Landmarks Commission conducted a public hearing and recommended approval of the designation of the Schiele Subdivision and Alameda Park area as a historic district with a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, buildings, structures or objects unified by past events or aesthetically by plan or physical development and made certain findings with respect thereto; and

WHEREAS, on August 28, 2024, the Planning Commission conducted a public hearing and recommended approval of the designation of the Schiele Subdivision and Alameda Park area as a historic district with a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, buildings, 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 José Historic City Landmark Historic District Nomination File No. HLD24-001 upon which such recommendation was made is on file in the Planning Division of the City of San José and available for review at 200 East Santa Clara Street, 3rd Floor, San José, CA, 95113, and on the Department of Planning, Building and Code Enforcement webpage (www.sanjoseca.gov); and

WHEREAS, in accordance with Section 13.48.120, subsection E, provides the Director

of Planning, Building and Code Enforcement duly noticed a public hearing on said historic district designation before the City Council for September 24, 2024, or as soon thereafter as said matter could be heard, where the City Council provided all persons a full opportunity to be heard and considered all evidence and testimony presented regarding Schiele Subdivision and Alameda Park area; and

WHEREAS, a boundary and assessor's parcel map of Schiele Subdivision and Alameda Park is attached as Exhibit "A" and incorporated by reference;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SAN JOSE AS FOLLOWS:

SECTION 1. The foregoing recitals are hereby incorporated by reference.

SECTION 2. 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 Schiele Subdivision and Alameda Park as a City Landmark Historic District with a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, buildings, structures or objects unified by past events or aesthetically by plan or physical development.

SECTION 3. Said designation is based on the documentation and evaluation outlined in the Schiele Subdivision and Alameda Park Historic District Record (State Department of Parks and Recreation forms (DPR 523D & L), prepared by Archives & Architecture, LLC May 17, 2024, and the Historic Preservation Ordinance:

Criteria: *a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, buildings, structures or objects unified by past events or aesthetically by plan or physical development.*

Analysis: The neighborhood is a geographically definable area embedded within two subdivisions - the Schiele Subdivision and Alameda Park - of urban character that were intentionally and cohesively unified in physical development by street layout, sidewalks, gutters, curbstones, electroliers and trees. The neighborhood consists of residential buildings initially constructed within an unincorporated area of Santa Clara County between the cities of San José and Santa Clara. Much of the development occurred prior to 1925, and most of the properties were developed for residential use between 1888-1941. It is a rare representation of residential development in San José during this period that sought to meet an anticipated strong demand for housing and to provide amenities like street trees, quality architectural design, and other infrastructure improvements to a middle-class market. As a result, the Schiele Subdivision and Alameda Park neighborhood contributes to an understanding of the context of San José's early suburban expansion beyond the city limits that had been established as the 1850 Original City. The significant concentration of houses has form and detailing reflective of the period of significance that range from the Victorian-era styles of the late 19th century to early 20th century Arts and Crafts-influenced construction and the Revival styles between the two world wars. The neighborhood character is visually distinct with house designs representing a breadth of architectural styles including Queen Anne, Stick, Neoclassical, Craftsman, Tudor Revival, Spanish Revival, and Minimal Traditional style cottages with similar scale and setbacks.

SECTION 4. The City Clerk is hereby directed to notify those persons designated in San José Municipal Code Section 13.48.120, subsection K, 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.

ADOPTED this _____ day of _____, 2024, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

MATT MAHAN
Mayor

ATTEST:

TONI J. TABER, MMC
City Clerk

EXHIBIT "A"

BOUNDARY MAP AND ASSESSOR'S PARCEL MAPS FOR SCHIELE SUBDIVISION AND ALAMEDA PARK SAN JOSE, CA 95126

FILE NO. HLD24-001



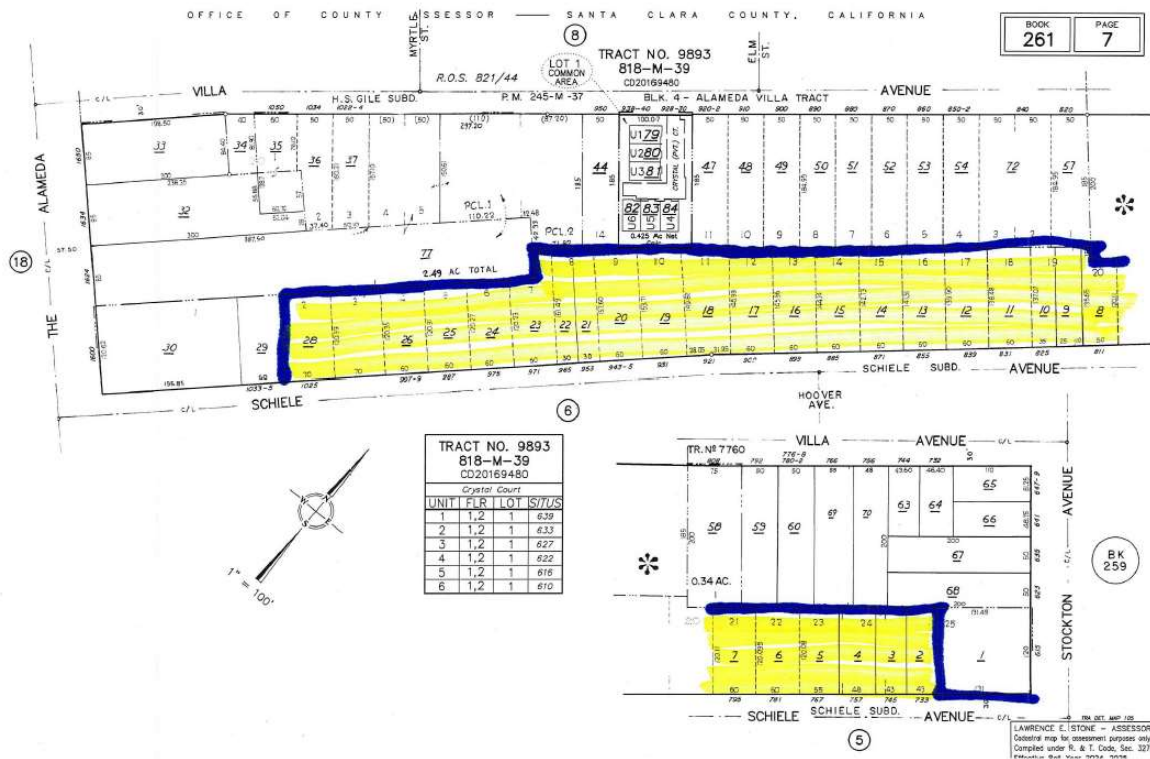
A-1

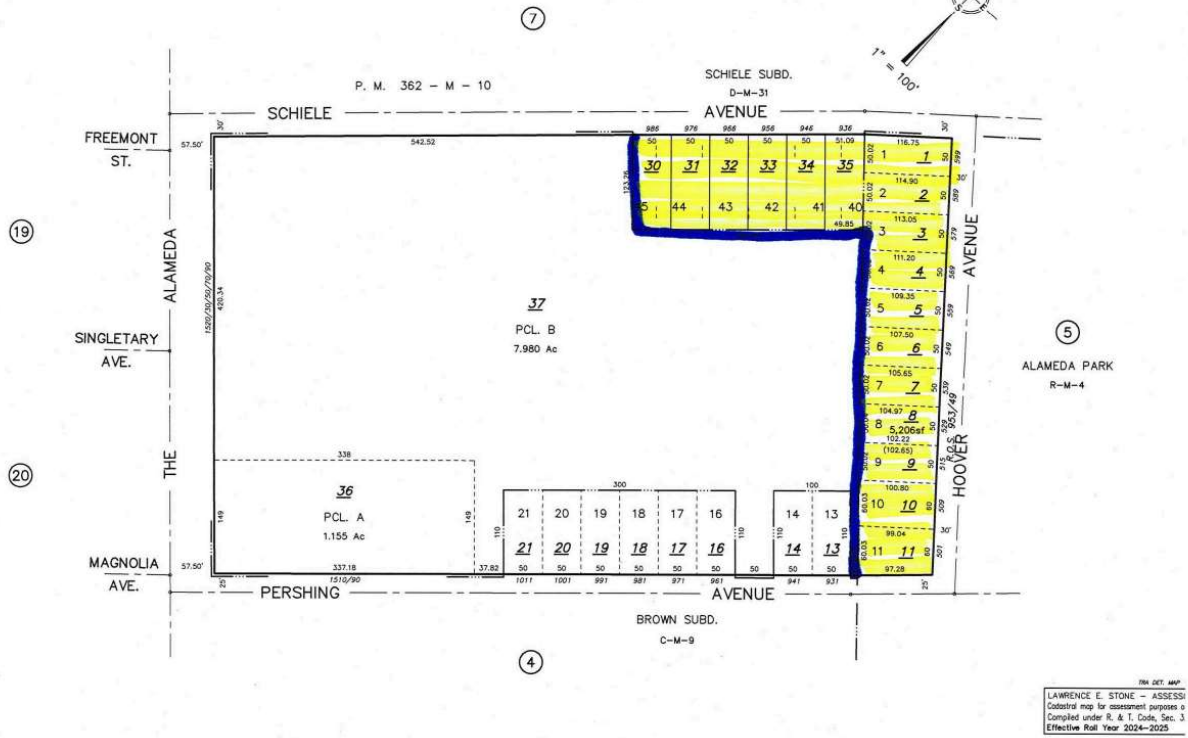
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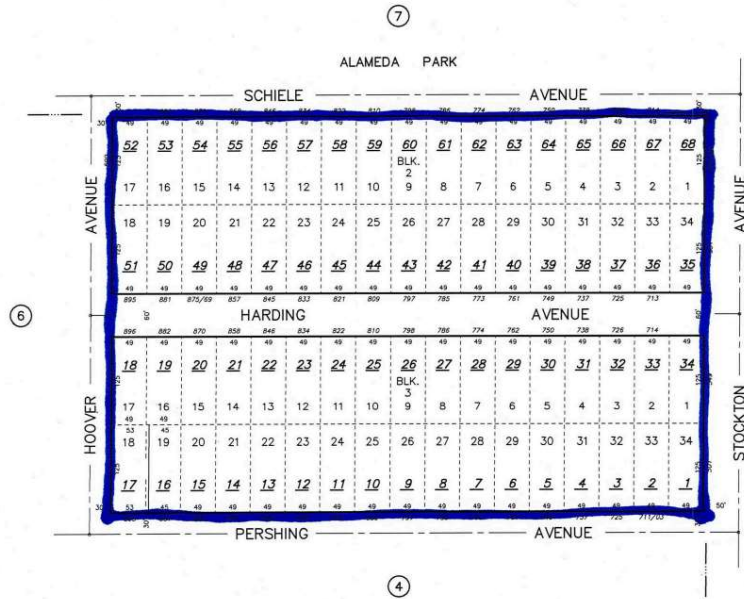
Council Agenda:

Item No.: ____

DRAFT – Contact the Office of the City Clerk at (408) 535-1260 or CityClerk@sanjoseca.gov for final document.







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THE SET. MAP 125
LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only
Compiled under R. & T. Code, Sec. 337
Effective Roll Year 2024-2025

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