

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN JOSE DESIGNATING THE HOPKINS HOUSE, LOCATED AT 485 SOUTH 16TH STREET AS A CITY LANDMARK THAT HAS SPECIAL HISTORICAL, ARCHITECTURAL, CULTURAL, AESTHETIC OR ENGINEERING INTEREST OR VALUE OF A HISTORIC NATURE PURSUANT TO CHAPTER 13.48 OF THE SAN JOSE MUNICIPAL CODE**

**FILE NO. HL22-001  
APN: 467-50-050**

**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 (“City Council”); and

**WHEREAS**, Chapter 13.48 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 Chapter 13.48 for consideration of such landmark designation for The Mark and Hazel Hopkins House located at 485 South 16th Street (the “Hopkins” House); and

**WHEREAS**, Chapter 13.48 provides that before the City 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 schedule a public hearing of said proposed landmark designation before the Historic Landmarks Commission of the City of San José for its

consideration and recommendation; and

**WHEREAS**, on November 2, 2022, the Historic Landmarks Commission conducted a public hearing and recommended approval of the designation of the Hopkins House as a landmark that has 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. HL22-001 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, 94513, and on the Department of Planning, Building and Code Enforcement webpage ([www.sanjoseca.gov](http://www.sanjoseca.gov)); and

**WHEREAS**, the Director of Planning, Building and Code Enforcement duly noticed a public hearing on said landmark designation before the City Council for November 29, 2022, or as soon thereafter as said matter could be heard, where the City Council provided all persons full opportunity to be heard and considered all evidence and testimony presented regarding the Hopkins House; and

**WHEREAS**, a legal description of the Hopkins House 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.** 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 Mark and Hazel Hopkins House, located at 485 South 16th Street, as a landmark that has special historic, architectural, cultural, aesthetic or engineering interest

or value of a historic nature.

**SECTION 2.** Said designation is based on Criterion 6 outlined in the Historic Preservation Ordinance:

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

**Analysis:** The house at 485 South Sixteenth Street embodies distinguishing characteristics of the Craftsman-style California bungalow that gained popularity in the early twentieth-century era of residential architectural design. Its character-defining features include overhanging eaves with exposed rafter ends and knee braces, a deeply recessed side porch with a wide original front entrance door, and a porte-cochere with an openwork cover of rafters. The house has other distinctive features including side gables with a dominating central gabled dormer and a repeating motif of rafter and bargeboard ends with a decorative hooked and notched design. Many of the house's features are oversized to accommodate its high vantage point including the forty-eight-inch front entrance door, the heavy square porch supports, and the large front windows, which are characteristic of the work of building designer Oliver Vrooman.

**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.

ADOPTED this 29th day of November 2022, by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

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SAM LICCARDO  
Mayor

ATTEST:

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TONI TABER, CMC  
City Clerk

DRAFT

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
FOR  
THE HOPKINS HOUSE  
485 S. 16TH STREET  
SAN JOSE, CA 95112**

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Beginning at a point on the Southwesterly line of Sixteenth Street (formerly Crittenden Street) at the most Easterly corner of Lot 7 of Block 83 as said Lot is shown upon that certain Map entitled, "Map of Naglee Park Tract Survey No. 4", in the City of San Jose, County of Santa Clara, State of California, as said Map was filed for record in the office of the Recorder of Santa Clara County, in Book "L" of Maps, at Page 100; thence from said point of beginning South 49° 20' West along the Southeasterly line of said Lot 7, 129.93 feet to the most Southerly corner thereof, said corner also being in the most Westerly corner of that certain parcel of land described in the deed to Hazel W. Hopkins, filed for record in the office of the Recorder of Santa Clara County, on September 4, 1917 in Book 462 of Deeds, at Page 287; thence running South 30° 40' East along the Southwesterly line of said lands conveyed to Hopkins 97.45 feet to the intersection thereof with a line that is parallel to and Northwesterly 60 feet measured at right angles from the Northwesterly line of William Street as said William Street is shown upon the Map hereinabove referred to; thence North 59° 20' 30" East along said parallel line 127.96 feet to the intersection thereof with the Southwesterly line of Sixteenth Street; thence North 30° 40' West along the Southwesterly line of Sixteenth Street 120.03 feet to the point of beginning.

Assessor's Parcel Numbers(s): 467-50-050

