



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: February 18, 2004

COUNCIL DISTRICT: 3

SNI AREA: 13th Street



HL03-149. HISTORIC LANDMARK INITIATION FOR THE NEVILLS-CAMPISI HOUSE, 84 SOUTH SIXTH STREET

RECOMMENDATION

The Historic Landmarks Commission recommends that the City Council adopt a resolution to:

1. Initiate proceedings to consider the Nevills-Campisi House as a landmark of special historic, architectural, cultural, aesthetic or engineering interest or value of a historic nature.
2. Set a public hearing on April 27, 2004, at 1:30 p.m.
3. Refer the matter back to the Historic Landmarks Commission for its consideration at a public hearing, report and recommendation.

BACKGROUND

In November 2003 the Nevills-Campisi House located at 84 South Sixth Street was evaluated in a Department of Parks and Recreation Form (DPR) and Historic Evaluation Sheet. The DPR (attached) stated that the building exceeded the qualification threshold for City Landmark status and would appear to be eligible for the California and National Registers. Building owners Patricia and Phillip Walters recently submitted an application for Historic Landmark designation of the residence using the research documented in the DPR.

At the February 4, 2004 Historic Landmarks Commission meeting, the Commission found that the building exemplifies the cultural, economic, social or historic heritage of the City of San José and voted to recommend that City Council initiate proceedings to designate the Nevills-Campisi House as a City Landmark (5-0-2, Janke and Legaspi, absent). Designation of the structure would establish the requirement for the issuance of Historic Preservation (HP) permits to approve any exterior changes proposed to the structure. The designation would also allow the owners to apply for property tax reduction under the Mills Act and for CRMP construction tax exemption for work done in conformance with approved HP permits.



ANALYSIS

The subject site is currently zoned R-M Multi-Family Residential, and designated MHDR Medium High Density Residential (12-25 DU/AC) on the General Plan Land Use and Transportation Diagram. The Landmark Designation for this single-family residence on a 0.125 gross-acre site may be determined to be in conformance with the San Jose 2020 General Plan Land Use/Transportation Diagram designation of Medium High Density Residential utilizing the General Plan's Discretionary Alternate Use Policy for Structures of Historical or Architectural Merit.

The building qualifies for landmark status based its identification with the Domenico Campisi family who significantly contributed to the local, regional, state or national culture and history; its embodiment of distinguishing characteristics of the Victorian Shingle Style architectural type or specimen; and its embodiment of elements of the Shingle Style residential architectural design in its articulated ornament that represents an innovation of local architects exploring new directions from the Victorian style-making that had dominated the previous decade (Municipal Code Section 13.48.110).

PUBLIC OUTREACH

The property owners requested City Landmark designation and the Historic Landmarks Commission recommended initiation at a public hearing. A public hearing notice for the Historic Landmark Designation hearings will be published in a local newspaper, posted at the site and mailed to all property owners and tenants within 500 feet of the subject site.

COORDINATION

Preparation of the City Council resolution to initiate proceedings has been coordinated with the City Attorney's Office.

CEQA

Exempt, File No. HL03-149.

STEPHEN M. HAASE
Secretary, Historic Landmarks Commission

Attachments

- Location Map, Dept. of Parks and Recreation Form (DPR)