



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: April 7, 2004

COUNCIL DISTRICT: 3

SNI AREA: 13th Street

SUBJECT: HL03-149. HISTORIC LANDMARK DESIGNATION FOR THE NEVILLS-CAMPISI HOUSE, LOCATED AT 84 S. SIXTH ST.

RECOMMENDATION

The Historic Landmarks Commission recommends the City Council adopt a resolution designating the Nevills-Campisi House located at 84 S. Sixth St. as Historic Landmark No. HL03-149.

BACKGROUND

In May 2003 The Nevills-Campisi House located at 84 S. Sixth St. was evaluated and found to qualify for listing as a City Landmark. Building owners Patricia and Walter Phillips recently submitted an application for Historic Landmark designation of the residence.

At the February 4, 2004 Historic Landmarks Commission meeting, the Commission recommended (5-0-2, Janke and Legaspi absent) that City Council initiate proceedings to designate the Nevills-Campisi House as a City Landmark. On March 9, 2004, the City Council adopted Resolution No. 71981 initiating proceedings to designate the Nevills-Campisi House as a City Landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of a historic nature. The Council referred the proposal to the Historic Landmarks Commission for its consideration at a public hearing and for its report and recommendation.

On April 7, 2004 the Historic Landmarks Commission held a public hearing. The Commission unanimously recommended (6-0-1, Legaspi absent) that City Council adopt a resolution designating this structure as a City Landmark.



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 Multiple Residence District, and designated Medium High Density Residential on the General Plan Land Use and Transportation Diagram. The landmark designation for this multi-family residence on a 0.125 gross-acre site with a density of 8 DU/AC may be determined to be in conformance with the San Jose 2020 General Plan Land Use/Transportation Diagram designation of Medium High Density Residential with a density of 12-25 DU/AC utilizing the General Plan's Discretionary Alternate Use Policy for Structures of Historical or Architectural Merit. Under this policy, alternate land uses may be allowed on sites with structures of significant historical or architectural merit if to do so would preserve the structures' historic and architectural qualities, and the use would not otherwise be incompatible with the surrounding area.

The Nevills-Campisi House merits designation as a historic landmark based on its historical, cultural and architectural significance (see attached Evaluation Form). The building qualifies for landmark status based on the following criteria of the Historic Preservation Ordinance (Municipal Code Section 13.48.110):

3. Its identification with the Domenico Campisi family who significantly contributed to the local, regional, state or national culture and history; and
6. Its embodiment of distinguishing characteristics of the Victorian Shingle Style architectural type or specimen; and
8. 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.

PUBLIC OUTREACH

The property owners requested City Landmark designation. 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.

HONORABLE MAYOR AND CITY COUNCIL
April 7, 2004
Subject: HL03-149
Page 3

COORDINATION

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

CEQA

Exempt. HL03-149

STEPHEN M. HAASE
Secretary, Historic Landmarks Commission

Attachments

- Location Map
- Department of Parks and Recreation Form (DPR)