



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: May 10, 2004

COUNCIL DISTRICT: 6

SUBJECT: HL04-150. HISTORIC LANDMARK DESIGNATION FOR THE WILDER-HAIT HOUSE, LOCATED AT 1190 EMORY ST.

RECOMMENDATION

The Historic Landmarks Commission recommends the City Council adopt a resolution designating The Wilder-Hait House located at 1190 Emory St. as Historic Landmark No. HL04-150.

BACKGROUND

In May 2003 The Wilder-Hait House located at 1190 Emory St. was evaluated and found to qualify for listing as a City Landmark. Building owners Neil and Monica MacKinnon recently submitted an application for Historic Landmark designation of the residence.

At the March 3, 2004 Historic Landmarks Commission meeting, the Commission recommended (7-0-0) that City Council initiate proceedings to designate The Wilder-Hait House as a City Landmark. On April 6, 2004, the City Council adopted Resolution No. 72030 initiating proceedings to designate The Wilder-Hait 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 May 5, 2004 the Historic Landmarks Commission held a public hearing. The Commission unanimously recommended (6-0-1, Youmans 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-1-8 Residential, and designated Public Quasi Public (PQP) on the General Plan Land Use and Transportation Diagram. The Landmark Designation for this single-family residence on a 1.13 gross-acre site may be determined to be in conformance with the San Jose 2020 General Plan Land Use/Transportation Diagram designation of Public Quasi Public utilizing the General Plan's Discretionary Alternate Use Policy for Structures of Historical or Architectural Merit.

The Wilder-Hait House merits designation as a historic landmark based on its historical, cultural and architectural significance (see attached DPR). 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 Francis Alfred Wilder and James M. Hait who significantly contributed to the local, regional, state or national culture and history; and
6. Its embodiment of distinguishing characteristics of the 1920's residential Tudor Revival architectural type or specimen; and
7. Its identification as the work of the architectural firm of Binder and Curtis whose individual work has influenced the development of the City of San Jose.

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.

COORDINATION

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

CEQA

Exempt. HL04-150

STEPHEN M. HAASE
Secretary, Historic Landmarks Commission

Attachments