



Memorandum

TO: HONORABLE MAYOR AND
CITY COUNCIL

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: March 17, 2004

COUNCIL DISTRICT: 6

SUBJECT: HL04-150. HISTORIC LANDMARK INITIATION FOR THE WILDER-HAIT HOUSE, 1190 EMORY STREET

RECOMMENDATION

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

1. Initiate proceedings to consider the Wilder-Wait 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 June 1, 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 January 2004 the Wilder-Hait House located at 1190 Emory 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 Neil and Monica MacKinnon recently submitted an application for Historic Landmark designation of the residence using the research documented in the DPR.

At the March 3, 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 Wilder-Hait House as a City Landmark (7-0-0). 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 exemption from the Building and Structure (B&S) construction tax and Commercial-Residential-Mobilehome Park (CRMP) building tax 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 building qualifies for landmark status based its identification with Francis Alfred Wilder and James M. Hait who significantly contributed to the local, regional, state or national culture and history; its embodiment of distinguishing characteristics of the 1920's residential Tudor Revival architectural type or specimen; and 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 (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. HL04-150.

STEPHEN M. HAASE
Secretary, Historic Landmarks Commission

Attachments

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