


1/12/21




**City Council Meeting**

**Item # 5**  
**RTC 21-1034**  
**Proposed Nomination of the**  
**Pomeroy Green Townhouses**  
**for the National Register of**  
**Historic Places**

**January 12, 2021**

1

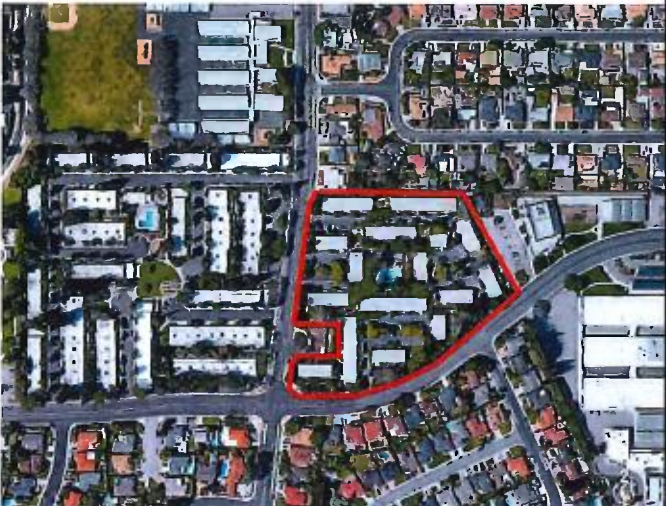


**City of Santa Clara**  
The Center of What's Possible

**Pomeroy Green Townhouses**

**Project**

- Proposed nomination of the Pomeroy Green Townhouses to the National Register of Historic Places as a Historic District
- Northeast corner of Pomeroy Avenue and Benton Street



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**POST MEETING MATERIAL**



## Pomeroy Green Townhouses

### Background

- Multi-family Joseph Eichler townhome development
- 17 buildings
- 78 2-story townhouses & clubhouse
- Completed in 1963



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## Pomeroy Green Townhouses

### Nomination Process

- Site nominated to the National Register of Historic Places as a Historic District by Kenneth Kratz, a Pomeroy Green homeowner
- State Historical Resources Commission (SHRC) conducts review process including opportunity for input from local jurisdiction
- City of Santa Clara Historical and Landmarks Commission (HLC) and City Council may submit a report to the SHRC in support or opposition to the nomination
- HLC considered the request at their October 1, 2020 meeting and made a recommendation to support the nomination

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## **Pomeroy Green Townhouses**

### **National Register Criteria for Evaluation**

- A.** The property is associated with events that have made a significant contribution to the broad patterns of our history; or
- B.** The property is associated with the lives of persons significant in our past; or
- C.** The property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- D.** The property has yielded, or may be likely to yield, information important in prehistory or history

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## **Pomeroy Green Townhouses**

### **National Register Criteria for Evaluation**

The application submitted by Mr. Kratz to the State Office of Historic Preservation indicates that Pomeroy Green is eligible for listing as a Historic District on the National Register of Historic Places under:

- Criterion A in the area of Community Planning and Development for its use of cluster development; and
- Criterion C in the areas of Architecture and Landscape Architecture

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## Pomeroy Green Townhouses

### National Register Criteria for Evaluation of a Historic District

- Possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development
- Must be a definable geographic area that can be distinguished from surrounding properties by changes such as density, scale, type, age, style of sites, buildings, structures, and objects, or by documented differences in patterns of historic development or associations

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## Pomeroy Green Townhouses

### HLC Hearing

- Considered by the HLC at its meeting on October 1, 2020
- 10 public comment letters were received in advance of the HLC meeting in support of the nomination.
- 5 community members spoke in support of the nomination
- HLC reviewed the pending National Register application prepared by the applicant and recommended that the City Council recommend approval of Pomeroy Green to the National Register of Historic Places as a Historic District to the State Historical Resources Commission.

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## **Pomeroy Green Townhouses**

### **HLC Hearing**

- HLC relied upon the application materials submitted by Mr. Kratz
- A separate report, prepared by a qualified historic expert, was not prepared or considered as part of this process.
- During the HLC hearing a question was raised about the possibility of obtaining a Mills Act contract for the entire 78-unit property. Enrolling the property in a Mills Act contract would require a separate application and hearing process by the City, including listing of the property on the City's HRI.

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## **Pomeroy Green Townhouses**

### **Considerations**

- Approval of a National Register Historic District would not change or affect General Plan land use designations of property or adjacent sites.
- If the SHRC approves listing on the National Register:
  - future modifications of the property would be required to conform to the Secretary of the Interior standards for modifications to historic structures
  - future development projects on nearby properties would be required to consider potential effects on the historic significance of Pomeroy Green as part of the California Environmental Quality Act (CEQA) process

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## **Pomeroy Green Townhouses**

### **Considerations**

- Different criteria and procedures are used for the identification of historic resources at the local, state and national listings
- Listing of a property at one level does not automatically result in the listing of the property at other levels
- Subject site is not currently listed on the City's Historic Resources Inventory (HRI); Separate application and approval by the City Council would be required to add the site to the City's HRI
- City's Historic Preservation Ordinance does not apply to the property unless it is added to the City's HRI

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## **Pomeroy Green Townhouses**

### **Considerations**

- City has not previously concluded that a mid-century modern type development warranted listing on the City's HRI
- Historic merit of the property has not yet been evaluated by a qualified historian as normally required by the City's process
- City would need to consider the fiscal implications for the City and residents should the property be placed in a Mills Act contract
- While HLC did not prepare a report, City Council may forward their recommendation to the SHRC or a separate recommendation based upon the Council's consideration of the nomination materials

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## **Pomeroy Green Townhouses**

### **Alternatives**

1. Recommend approval of Pomeroy Green to the National Register of Historic Places as a Historic District to the State Historical Resources Commission.
2. Recommend denial of Pomeroy Green to the National Register of Historic Places as a Historic District to the State Historical Resources Commission.

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## **City Council Meeting**

**Item # 5**

**RTC 21-1034**

**Proposed Nomination of the  
Pomeroy Green Townhouses  
for the National Register of  
Historic Places**

**January 12, 2021**

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Item #5



# City of Santa Clara

The Center of What's Possible

**Date:** January 12, 2021

**To:** City Manager

**From:** Executive Assistant to the Mayor & City Council

**Subject:** Correspondence received regarding item 5. 21-1034 on the January 12, 2021 Council and Authorities Regular Meeting Agenda

As of January 12, 2021, at 3:00 p.m., the Mayor and City Council Offices received the attached communications regarding item 5. 20-1034 Action on the Consideration of the Nomination of the Pomeroy Green Townhouses at the Northeast Corner of Pomeroy Avenue and Benton Street to the National Register of Historic Places.

Jm

Julie Minot  
Executive Assistant to the  
Mayor & City Council

*Documents Related to this Report:*

1) *Communications received*

**POST MEETING MATERIAL**





## Julie Minot

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**From:** Ken Kratz <kskratz@yahoo.com>  
**Sent:** Tuesday, January 12, 2021 11:55 AM  
**To:** Mayor and Council  
**Cc:** Planning Public Comment  
**Subject:** Pomeroy Green--agenda item 21-1034; link to historical application on State website

Dear Mayor and City Council:

Regarding the nomination of Pomeroy Green to the National Register of Historic Places (NRHP) that you will be considering during the public hearing scheduled for today, Tuesday, January 12, 2021 (agenda item 21-1034), please use the following link to the nomination form on the State Office of Historic Preservation (OHP) website, "Pending Nominations," to see an easier to read copy of the form: [Pending Nominations](#)



### Pending Nominations

[Pending Nominations](#)

Scroll down to the Pomeroy Green entry on that webpage and click on that entry to see the nomination form. That copy of the nomination form on the OHP website includes color images and black and white images with tonal values; this is the link to the nomination on that website: [https://ohp.parks.ca.gov/pages/1067/files/CA\\_Santa%20Clara%20County\\_Pomeroy%20Green\\_DRAFT.pdf](https://ohp.parks.ca.gov/pages/1067/files/CA_Santa%20Clara%20County_Pomeroy%20Green_DRAFT.pdf).

The nomination form included in your packet on the City's website does not include color images nor black and white images with tonal values. I think the color images and tonal values in the OHP copy will help you in your deliberations.

Please approve the nomination to register Pomeroy Green to the National Register of Historic Places as a Historic District and recommend that your approval be forwarded to the State Historical Resources Commission.

Ken Kratz  
Pomeroy Green shareholder  
3283 Benton Street

Santa Clara, Ca. 95051



## Julie Minot

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**From:** Public Comment  
**Sent:** Monday, January 11, 2021 1:39 PM  
**To:** Julie Minot  
**Subject:** FW: Council meeting Jan. 12, item 21-1034  
**Attachments:** Weinstein letter, Pomeroy Green, 21-1034.docx

**From:** David Weinstein <davidsweinstein@yahoo.com>  
**Sent:** Monday, January 11, 2021 1:24 PM  
**To:** Public Comment <PublicComment@santaclearaca.gov>  
**Subject:** Council meeting Jan. 12, item 21-1034

City Council

City of Santa Clara

1500 Warburton Avenue

Santa Clara, Ca. 95050

re: Pomeroy Green historic nomination, agenda item 21-1034

Dear Mayor Gillmor and members of the City Council:

I am writing to ask you to support the nomination of Pomeroy Green, a large multi-family housing project in Santa Clara, to the National Register of Historic Places as a Historic District and forward your approval to the State Historical Resources Commission.

Pomeroy Green is a remarkable example of modern residential architecture and of land use planning and along with Central Park is one of the most important examples of modernist design in the city.

This is a wonderful opportunity to recognize an important housing complex developed by a nationally prominent merchant builder Joseph Eichler, and his locally prominent architect Claude Oakland, and internationally prominent landscape architects Sasaki, Walker and Associates.

As a longtime writer about architecture and design, I have watched with pleasure as Eichler neighborhood after Eichler neighborhood has deservedly won placement on the National Register, in Palo Alto, San Jose, and soon, if all goes well, in Sacramento and Santa Clara.

Pomeroy Green is as significant as these other neighborhoods, and in some ways has even greater importance as an early example of innovative multi-unit design and of cooperative living. Its architectural integrity is remarkable, and Ken Kratz deserves much praise for the depth of his historical research, which has been as thorough as that of an accredited historian would be.

I have written several books, including 'Signature Architects of the San Francisco Bay Area,' and for a dozen years have been lead writer and features editor of CA Modern magazine, which has a circulation of 15,000 and a readership two and a half times that number, as well as 25,000 monthly visitors to its website. The publication focuses on the work of Eichler, and other aspects of modern design.

Thank you for considering the nomination. Santa Clara is an historically important city filled with fine architecture from all eras of the state's history. It is timely to consider honoring mid 20<sup>th</sup> century modernism.

Sincerely,

Dave

Dave Weinstein

Features editor

CA Modern Magazine/Eichler Network

155 Ashbury Ave.

El Cerrito, CA 94530

O: 510-524-1737, M: 510-529-5432

[davidsweinstein@yahoo.com](mailto:davidsweinstein@yahoo.com)

[dave@eichlernetwork.com](mailto:dave@eichlernetwork.com)

<http://www.eichlernetwork.com>

## Julie Minot

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**From:** Elizabeth Elliott  
**Sent:** Tuesday, January 5, 2021 10:16 AM  
**To:** Paul Mederos; Mayor and Council  
**Cc:** Brittany Mederos; Andrew Crabtree; Rebecca Bustos  
**Subject:** RE: Pomeroy Green nomination to National Register of Historic Places

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Paul & Brittany Mederos,

Your email has been received in the Planning Division and by way of this email has been forwarded to Mayor and Council for their information, as well as the Director of Community Development and the Project Planner have been copied on this email.

Thank you for taking the time to notify us with your comments.

Best Regards,

Elizabeth Elliott  
Planning Division | Community Development Department  
1500 Warburton Avenue | Santa Clara, CA 95050  
O : 408.615.2450



**City of  
Santa Clara**  
The Center of What's Possible

**From:** Paul Mederos <pvm@enchant.co>  
**Sent:** Monday, January 4, 2021 5:47 PM  
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Cc:** Brittany Mederos <bm@enchant.co>  
**Subject:** Pomeroy Green nomination to National Register of Historic Places

Mayor and City Council  
City of Santa Clara  
1500 Warburton Avenue  
Santa Clara, Ca. 95050  
re: Pomeroy Green historic nomination

Dear Mayor and City Council:

Please recommend the State Historical Resources Commission approve and submit the nomination to list Pomeroy Green on the National Register of Historic Places to the Keeper of the National Register. I am a resident in the



neighboring Pomeroy West housing complex and I support the nomination to list Pomeroy Green on the National Register of Historic Places.

This is a wonderful opportunity to recognize an important multi-family housing complex developed by a locally prominent developer, merchant builder Joseph Eichler, and his locally prominent architects, architect Claude Oakland and landscape architects Sasaki, Walker and Associates.

Thank you for considering the nomination. Your support will help Pomeroy Green become a part of our state's and nation's architectural heritage.

Thank you!!

Paul & Brittany Mederos  
Pomeroy West homeowners  
1100 Pomeroy Avenue  
Santa Clara, CA 95051

paul mederos  
[linkedin.com/in/pmederos](https://www.linkedin.com/in/pmederos)

## Julie Minot

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**From:** Planning Public Comment  
**Sent:** Tuesday, January 5, 2021 10:14 AM  
**To:** hgovin@gmail.com; Mayor and Council  
**Cc:** Andrew Crabtree; Rebecca Bustos  
**Subject:** FW: Pomeroy Green nomination to National Register of Historic Places  
**Attachments:** Pomeroy Green nomination to National Register of Historic Places - Horst Govin.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Horst Govin:

Your email has been received in the Planning Division and by way of this email has been forwarded to Mayor and Council for their information, as well as the Director of Community Development and the Project Planner have been copied on this email.

Thank you for taking the time to notify us with your comments.

Best Regards,

Elizabeth Elliott  
Planning Division | Community Development Department  
1500 Warburton Avenue | Santa Clara, CA 95050  
O : 408.615.2450



**From:** Horst Govin <hgovin@gmail.com>  
**Sent:** Monday, January 4, 2021 4:00 PM  
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Subject:** Pomeroy Green nomination to National Register of Historic Places

January 4, 2020

Mayor and City Council  
City of Santa Clara  
1500 Warburton Avenue  
Santa Clara, Ca. 95050

re: Pomeroy Green historic nomination

Dear Mayor and City Council:

Please recommend the State Historical Resources Commission approve and submit the nomination to list Pomeroy Green on the National Register of Historic Places to the Keeper of the National Register. I am a resident in the neighboring Pomeroy West housing complex and I support the nomination to list Pomeroy Green on the National Register of Historic Places.

This is a wonderful opportunity to recognize an important multi-family housing complex developed by a locally prominent developer, merchant builder Joseph Eichler, and his locally prominent architects, architect Claude Oakland and landscape architects Sasaki, Walker and Associates.

Thank you for considering the nomination. Your support will help Pomeroy Green become a part of our State's and nation's architectural heritage.

Sincerely,

Horst Govin  
Pomeroy West homeowner  
1182 Pomeroy Avenue  
Santa Clara, Ca. 95051



## Julie Minot

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**From:** Elizabeth Elliott  
**Sent:** Tuesday, January 5, 2021 10:10 AM  
**To:** Jenny Deng; Mayor and Council  
**Cc:** Andrew Crabtree; Rebecca Bustos  
**Subject:** RTC 21-1034 Jan. 12, 2021 Council Meeting/Pomeroy Green National Register of Historic Places

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning Ms. Deng,

Your email has been received in the Planning Division and by way of this email has been forwarded to Mayor and Council for their information, as well as the Director of Community Development and the Project Planner have been copied on this email.

Thank you for taking the time to notify us with your comments.

Best Regards,

Elizabeth Elliott  
Planning Division | Community Development Department  
1500 Warburton Avenue | Santa Clara, CA 95050  
O : 408.615.2450



**From:** Jenny Deng <jennydeng007@gmail.com>  
**Sent:** Monday, January 4, 2021 3:10 PM  
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Subject:**

1174 pomeroy  
Santa Clara, Ca. 95051  
1/4/2021

Mayor and City Council  
City of Santa Clara

1500 Warburton Avenue  
Santa Clara, Ca. 95050  
re: Pomeroy Green historic nomination

Dear Mayor and City Council:

Please recommend the State Historical Resources Commission approve and submit the nomination to list Pomeroy Green on the National Register of Historic Places to the Keeper of the National Register. I am a resident and shareholder in the Pomeroy Green Cooperative housing complex and I support the nomination to list Pomeroy Green on the National Register of Historic Places.

This is a wonderful opportunity to recognize an important multi-family housing complex developed by a locally prominent developer, merchant builder Joseph Eichler, and his locally prominent architects, architect Claude Oakland and landscape architects Sasaki, Walker and Associates.

Thank you for considering the nomination. Your support will help Pomeroy Green become a part of our State's and nation's architectural heritage.

Sincerely,

Jianyu deng  
1174 pomeroy ave, Santa Clara



**Jenny Deng**  
**Coldwell Banker**  
**DRE #01944686**  
**408-807-7419**

*BTW, I'm never too busy for your referrals. I appreciate your business and want to work with more people like you!*

## Julie Minot

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**From:** Elizabeth Elliott  
**Sent:** Wednesday, December 16, 2020 10:48 AM  
**To:** Mayor and Council  
**Cc:** Rebecca Bustos  
**Subject:** FW: Pomeroy Green--public hearing, city council agenda item 20-1300

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Julie,  
I am unsure if Mayor and Council has already received this email comment. If not, could please forward to them?

Thank you,  
~Elizabeth

**From:** Ken Kratz <[kskratz@yahoo.com](mailto:kskratz@yahoo.com)>  
**Sent:** Tuesday, December 15, 2020 10:36 AM  
**To:** Planning Public Comment <[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)>  
**Cc:** Planning <[Planning@santaclaraca.gov](mailto:Planning@santaclaraca.gov)>  
**Subject:** Pomeroy Green--public hearing, city council agenda item 20-1300

3283 Benton Street  
Santa Clara, Ca. 95051  
December 15, 2020

Mayor and City Council  
City of Santa Clara  
1500 Warburton Avenue  
Santa Clara, Ca. 95050

re: Pomeroy Green, agenda item 20-1300

Dear Mayor and City Council:

Please recommend the State Historical Resources Commission approve and submit the nomination to list Pomeroy Green on the National Register of Historic Places to the Keeper of the National Register. I am a resident and shareholder in the Pomeroy Green Cooperative housing complex and I support the nomination to list Pomeroy Green on the National Register of Historic Places.



This is a wonderful opportunity to recognize an important multi-family housing complex developed by a locally prominent developer, merchant builder Joseph Eichler, and his locally prominent architects, architect Claude Oakland and landscape architects Sasaki, Walker and Associates.

Thank you for considering the nomination. Your support will help Pomeroy Green become a part of our State's and nation's architectural heritage.

Sincerely,

Ken Kratz  
Pomeroy Green shareholder

## Julie Minot

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**From:** Planning Public Comment  
**Sent:** Wednesday, December 16, 2020 10:44 AM  
**To:** MARGARET HOMEYER  
**Cc:** Mayor and Council; Andrew Crabtree; Reena Brilliot; Gloria Sciara; Rebecca Bustos  
**Subject:** RE: Pomeroy Green

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for your email. Mayor and Council has been included on this email for their information.

Best Regards,

Planning Division | Community Development Department  
1500 Warburton Avenue | Santa Clara, CA 95050  
O : 408.615.2450



**City of  
Santa Clara**  
The Center of What's Possible

**From:** MARGARET HOMEYER <mhomeyer@comcast.net>  
**Sent:** Monday, December 14, 2020 10:40 PM  
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Subject:** Pomeroy Green

Mayor and City Council  
City of Santa Clara  
1500 Warburton Avenue  
Santa Clara, Ca.  
95050  
re:Pomeroy Green historic nomination

Dear Mayor and City Council:

I have been a shareholder in the Pomeroy Green community since 2018. I was ecstatic to be able to become a part of this neighborhood institution after having lived in the area since 2004. Having lived in the Bay Area for 35 years, I am very familiar with the variety of Eichler's style. I was initially very surprised to learn that not all of his designs were for single family homes--and have always felt that the philosophy behind his architectural goals was intrinsically "Californian."

As a native Californian, I am all too aware that the relative young age of our state means that progressive building plans such as that of Pomeroy Green must be recognized for their historical architectural trailblazing. Please recommend the State Historical Resources Commission approve

and submit the nomination to list Pomeroy Green on the National Register of Historic Places to the Keeper of the National Register.

As a proud resident and shareholder of Pomeroy Green, I strongly support the nomination to list Pomeroy Green on the National Register of Historic Places. This is a wonderful opportunity to recognize an important multifamily housing complex developed by the renowned builder.

Thank you for considering the nomination. Your support will help Pomeroy Green become a part of our State's and nation's architectural heritage.

Respectfully,

Margaret ("Meg") Homeyer  
Pomeroy Green shareholder  
3205 Benton Street  
Santa Clara, CA. 95051

## Julie Minot

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**From:** Planning Public Comment  
**Sent:** Wednesday, December 16, 2020 10:43 AM  
**To:** SHALINI Venkatesh  
**Cc:** Mayor and Council; Andrew Crabtree; Reena Brilliot; Rebecca Bustos; Gloria Sciara  
**Subject:** RE: December 15 City Council meeting Item 20-1300

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for your email. Mayor and Council is included on this email for their information.

Best Regards,

Planning Division | Community Development Department  
1500 Warburton Avenue | Santa Clara, CA 95050  
O : 408.615.2450



**City of  
Santa Clara**  
The Center of What's Possible

**From:** SHALINI Venkatesh <shaliniv1954@comcast.net>  
**Sent:** Tuesday, December 15, 2020 10:11 AM  
**To:** Planning Public Comment <PlanningPublicComment@santaclaraca.gov>  
**Subject:** December 15 City Council meeting Item 20-1300

Dear Mayor Gillmor and City Council:

Thank you for considering the pending nomination of Pomeroy Green to the National Register of Historic Places as a Historic District.

Please issue a positive recommendation to the State Historical Resources Commission, in support of this nomination. I am a resident of Pomeroy West, another Eichler multi-family complex located in the neighborhood, across the street from Pomeroy Green, and I strongly support the nomination to list Pomeroy Green on the NRHP.

I believe this is a great opportunity to recognize this multi-family housing complex for its historical significance, based on its now internationally recognized and appreciated builder and developer and his architects – both for the buildings and the landscape.

I am hoping that your support, as recommended by the City's own Historical and Landmarks Commission, will help Pomeroy Green become a recognized part of the architectural heritage of California and the United States.

Sincerely,  
Shalini Venkatesh

1078 Pomeroy Avenue  
Santa Clara, CA 95051



Julie Minot

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**From:** diane@dianesdreamdestinations.biz  
**Sent:** Monday, December 14, 2020 1:18 PM  
**To:** Mayor and Council  
**Subject:** Agenda item #1 - Council meeting 15Dec 2020

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Council Members:

Please recommend to the State Historical Resources Commission the approval of Pomeroy Green Historic District to the National Register of Historic Places. I am a resident in Pomeroy Green, and I support this nomination.

This is a wonderful opportunity to recognize our important multi-family housing complex developed by a locally prominent developer, merchant builder Joseph Eichler, and his locally prominent architects, architect Claude Oakland and landscape architects Sasaki, Walker and Associates.

Thank you for considering the nomination. With your support, Pomeroy Green will become a part of our State's and nation's architectural heritage.

Sincerely,

Diane Harrison  
3283 Benton St.  
Santa Clara, CA 95051 (land of the Ohlone and  
Muwekma Ohlone people)  
408-246-8149  
[diane@dianesdreamdestinations.biz](mailto:diane@dianesdreamdestinations.biz)



## Julie Minot

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**From:** Elizabeth Elliott  
**Sent:** Monday, December 7, 2020 10:23 AM  
**To:** Andrew Crabtree; Reena Brilliot; Gloria Sciara; Rebecca Bustos; Alexander Abbe; Mayor and Council  
**Cc:** Simrat Dhadli  
**Subject:** 12/15 CC meeting FW: PLN2020-14623 Pomeroy Green

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good Morning – please see the public comment below regarding this item on the December 15, 2020 Council agenda.

Julie – please distribute to Mayor and Council.

Rebecca – please distribute to anyone else that should receive this.

Thank you,  
Elizabeth

**From:** Planning Public Comment  
**Sent:** Monday, December 7, 2020 10:21 AM  
**To:** Debra von Huene <[debra.vonhuene@gmail.com](mailto:debra.vonhuene@gmail.com)>; Planning Public Comment <[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)>  
**Subject:** RE: PLN2020-14623 Pomeroy Green

Thank you, Ms. Von Huene for your comments. Your email will be provide to Mayor and Council for their information, as well as the appropriate Planning Division staff.

Best regards,  
~Elizabeth Elliott

Planning Division | Community Development Department  
1500 Warburton Avenue | Santa Clara, CA 95050  
O : 408.615.2450



**City of  
Santa Clara**  
The Center of What's Possible

**From:** Debra von Huene <[debra.vonhuene@gmail.com](mailto:debra.vonhuene@gmail.com)>  
**Sent:** Saturday, December 5, 2020 2:13 PM  
**To:** Planning Public Comment <[PlanningPublicComment@santaclaraca.gov](mailto:PlanningPublicComment@santaclaraca.gov)>  
**Subject:** PLN2020-14623 Pomeroy Green

Hello,

I am a member of the Cultural Commission, but am making this comment as a private citizen.

I live in the Pomeroy Green development and fully support the nomination as a Historic District to the National Register of Historic Places.

Pomeroy Green, as the only Eichler development of its kind, is uniquely mid-century modern and also a shining example of intentional design for an owner-occupied (townhouse) multi-family housing cooperative.. Owners are shareholders in the cooperative and have the exclusive use of their townhouse unit. Shareholders manage the complex through an elected Board of Directors.

Sociologist and urbanist William H. White discusses the Pomeroy Eichlers at length in his authoritative study, *Cluster Development*. Architect Claude Oakland's original blueprints are preserved in an archive at U.C. Berkeley, and a recent visiting scholar gave a talk there on Eichler's multi-family developments. There is clear historical value in preserving this development, which should have pride-of-place in Santa Clara's history.

Please approve the nomination as a Historic District. Thank you.

Sincerely,  
Debra von Huene