



Agenda Report

20-899

Agenda Date: 10/1/2020

REPORT TO HISTORICAL AND LANDMARKS COMMISSION

SUBJECT

Public Hearing: Consideration of the Nomination of Pomeroy Green to the National Register of Historic Places

BACKGROUND

Pomeroy Green is a 6.5-acre multi-family townhome development project located on the northeast corner of Pomeroy Avenue and Benton Street. The site consists of 78 townhouses broken up into 17 buildings, including a separate clubhouse building. The design of the project is mid-century modern and was constructed by well-known merchant-builder Joseph Eichler. Construction was completed in 1963.

The site was nominated to the National Register of Historic Places as a Historic District by Kenneth Kratz, a homeowner in the development. The State Historical Resources Commission (SHRC) is scheduled to review the nomination and take action at their November 6, 2020 meeting. As a Certified Local Government (CLG) the Commission may prepare a report as to whether or not the subject property, in the Commission's opinion, meets the criteria for the National Register. Per the City Code, the HLC is a recommending body to the City Council. Therefore, the HLC shall provide a report and recommendation to the Council for adoption.

DISCUSSION

The National Register is the nation's inventory of historic places which have national importance. The National Register Criteria for Evaluation (attached) identifies the range of resources and kinds of significance that qualify historic and prehistoric properties for listing in the National Register. To qualify, at least one of the following four criteria must be met:

- 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.

The National Register includes buildings, sites, districts, structures, or objects. Pomeroy Green was nominated as a Historic District. Per the National Register Criteria for Evaluation, a district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. A district 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.

The application submitted 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.

Approval of a National Register Historic District would not change the General Plan land use designations of the property or any of the adjacent sites. If the SHRC determines that the property is eligible for listing on the National Register, however, then future development projects on nearby properties will need to consider any potential effects on the historic significance of Pomeroy Green as part of the CEQA review process. The subject site is not currently listed on the City's Historic Resources Inventory (HRI). Should the State approve the site's nomination to the National Register, the City's Historic Preservation Ordinance would not apply to the property unless it was nominated and approved for inclusion on the HRI. Listing on the City's HRI would require a separate application and approval by the City Council.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(a) as it has no potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.

PUBLIC CONTACT

The notice of public meeting for this item was posted at three locations within 300 feet of the project site and was mailed to property owners within 300 feet of the project site. No public comments have been received at the time of preparation of this report.

ALTERNATIVES

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

RECOMMENDATION

Staff has no recommendation on the Nomination of Pomeroy Green to the National Register of Historic Places.

Reviewed by Rebecca Bustos, Senior Planner

Approved by Gloria Sciara, Development Review Officer

ATTACHMENTS

1. State Historical Resources Commission Notification Letter
2. National Register of Historic Places Registration Form
3. National Register Criteria for Evaluation