



Memorandum

TO: Historic Landmarks Commission **FROM:** Sally Zarnowitz

SUBJECT: SEE BELOW

DATE: October 20, 2005

COMPREHENSIVE PRELIMINARY REVIEW FOR THE RELOCATION OF THE ALLEN APARTMENTS – DONNER HOUGHTON HOUSE, CITY LANDMARK NO. HL01-125, TO ALLOW THE CONSTRUCTION OF A MIXED-USE RESIDENTIAL TOWER LOCATED AT THE SOUTHEAST CORNER OF SOUTH FOURTH STREET AND EAST SAINT JOHN STREET /CITY COUNCIL POLICY ON THE PRESERVATION OF HISTORIC LANDMARKS

INFORMATION

The proposed project is being brought to the Historic Landmarks Commission at this time as an informational item in conformance with the City Council Policy on the Preservation of Historic Landmarks (attached). The Policy states that planning staff bring projects with the potential to alter or demolish a landmark, or other significant property as defined by the Policy, to the Historic Landmarks Commission and public early in the process.

Developer Barry Swenson Builder has filed a Comprehensive Preliminary Review Application for the relocation of the Allen Apartments-Donner Houghton House, City Landmark No. HL01-125. The preliminary project proposes to develop the .43 gross-acre site with a 215 foot high, 105-unit mixed-use residential tower, including 11,500 square feet of street level live-work units and five levels of podium parking.

The Donner Houghton House is listed on the National Register of Historic Places and is a designated City Landmark. The Landmark designation is based upon its identification with Sherman Otis and Eliza Donner Houghton as persons who significantly contributed to the local, regional, state or national culture and history; its exemplification of the cultural, economic, social or historic heritage of the city of San Jose; and its embodiment of distinguishing characteristics of the Italianate architectural type or specimen.

The environmental impacts of the proposed project, including relocation of the City Landmark, will be analyzed, and the Commission will have an opportunity to comment, when an application has been filed.

Sally Notthoff Zarnowitz
Historic Preservation

Attachments: Council Policy
Map/Photograph/Site Plan