



PRESERVATION OF HISTORIC LANDMARKS

Adopted December 8, 1998

PURPOSE/INTENT STATEMENT

Historically and architecturally significant buildings provide an irreplaceable link to the City's past and enrich the present and future with their rich tradition and diversity.

It is the policy of the City of San Jose to strongly encourage preservation and adaptive reuse of designated landmark structures. Proposals to alter such structures must include a thorough and comprehensive evaluation of the historic and architectural significance of the structure and the economic and structural feasibility of preservation and/or adaptive reuse. Every effort should be made to incorporate existing landmark structures into the future plans for their site and the surrounding area.

APPLICABILITY

This policy affects any designated City Landmark structure, Contributing Structure in a City Landmark Historic District, a structure designated on the State of California Register of Historic Places, the National Register of Historic Places, a Contributing Structure in a National Register Historic District, or a structure that qualifies for any of the above, based on the applicable City, State, or National qualification criteria. (hereafter "landmark structure"). This policy does not apply to single family residential structures.

REQUIREMENTS

1. **Early Public Notification of proposals to alter or demolish a landmark structure.** In order to allow greater public input into decisions affecting historic landmarks, early public notification should be initiated in response to either of the following: 1) receipt by either the City or Redevelopment Agency of a development application for a project proposing to alter the original character of a landmark structure, or 2) prior to action by the City Council or Redevelopment Agency Board of Directors to commit public funding or other assistance to such a project or for acquisition of property containing a landmark structure. Such notification shall be provided to the City Council, Historic Landmarks Commission and representatives of the historic preservation community.
2. **Public Input and City Council Review.** As soon after the public notification as possible, public meetings on the proposed project shall be scheduled, as follows. In the case of a private development project with no City or Redevelopment Agency funding involved, the Historic Landmarks Commission shall hold a public meeting on the proposed project, to receive public comment and provide recommendations regarding information to be included in the analysis of the proposed project. In the case of a project incorporating City or Redevelopment Agency funding or other assistance, or acquisition of property containing a landmark structure, the City Council shall agendaize discussion of the project to receive public comment and provide early direction to the appropriate staff that either: 1) the project should continue forward through the appropriate review process, or 2) the Council does not support the proposed project and further staff work shall be discontinued.

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3. **Preparation of Complete information regarding Opportunities for Preservation of the Landmark Structure.** The analysis of a proposed project which will alter the original character of a landmark structure shall include complete historic and architectural documentation of the significance of the building, a comprehensive evaluation of the economic and structural feasibility of preservation and/or adaptive reuse of the structure, and an analysis of potential funding sources for preservation. This information shall be given strong consideration in the decision-making process for a project proposing to alter a landmark structure. Every effort should be made to preserve and incorporate existing landmark structures into the future plans for a site and the surrounding area.
4. **Findings Justifying Alteration or Demolition of a Landmark Structure.** Final decisions to alter or demolish a landmark structure must be accompanied by findings which document that it is not feasible to retain the building or which record the overriding considerations which warrant the loss of the landmark structure.
5. **Financial Resources for Preservation.** The City and Redevelopment Agency should identify funding resources to support and encourage the preservation and adaptive reuse of landmark structures.