TO: HONORABLE CITY COUNCIL

FROM: CITY MANAGER

DEPARTMENT: PLANNING AND COMMUNITY ENVIRONMENT

DATE: APRIL 19, 2004

CMR:222:04

SUBJECT: TRANSMITTAL LETTER TO STATE OF CALIFORNIA HISTORIC RESOURCES BOARD REVIEW OF NOMINATIONS OF GREENMEADOW AND GREEN GABLES NEIGHBORHOODS TO NATIONAL REGISTER OF HISTORIC PLACES

This is an informational report: No Council action is required

BACKGROUND
In its March 15, 2004 packet, the City Council received an informational report regarding State applications for nomination of the Green Gables and Greenmeadow neighborhoods as historic districts to the National Register of Historic Places initiated by the Eichler Historic Quest Committee. The State requested the Mayor to provide comments on the proposed National Register applications and to submit a report of the City’s Historic Resources Board (HRB) to the State prior to consideration of the applications by the State Historical Resources Commission at its April 28 meeting in San Francisco. If the State Historical Resources Commission approves the nominations, they will subsequently be forwarded to the Keeper of the National Register in Washington, D.C for final review and approval.

DISCUSSION
On March 17, 2004 the HRB reviewed the applications for nomination for both the Greenmeadow and Green Gables neighborhoods. The HRB focused its review and comment on the adequacy and accuracy of the nomination applications under the National Register’s nomination criteria. There were several speakers at the HRB meeting representing the two neighborhoods that addressed the National Register nominations. Since the district listing is honorary only and imposes no restrictions on the two neighborhoods, all who spoke were supportive of the listings.
The HRB concluded that the majority of homes in the Green Gables and Greenmeadow neighborhoods have retained their historic integrity and convey a strong sense of past time and place and meet the criteria for listing on the National Register. As a result, the Board unanimously recommended the nomination of both the Green Gables and Greenmeadow neighborhoods to the National Register as districts (5-0-0-2 DiCicco, Murden absent).

The Board considered the Greenmeadow and Green Gables subdivisions exemplary of Eichler aesthetics. The developments have retained their original architectural character, convey a mid-20th century modernist style and are important in the context of Eichler subdivisions in California. A unique feature of Greenmeadow is its centralized community center that has fostered neighborhood unity. Both Greenmeadow and Green Gables are considered by the Board to be representative of an architect-designed subdivision, another unique aspect of Eichler developments. Staff has drafted the attached letter (Attachment A) to be signed by the Mayor and forwarded to the State Office of Historic Preservation that conveys to the State the HRB comments and its recommendation.

Subsequent to the HRB meeting, a community meeting attended by approximately 25 residents of Greenmeadow and Green Gables was held at the Greenmeadow Community Center on April 3 to discuss the National Register nominations for the two neighborhoods. The State Office of Historic Preservation conducted the meeting. City staff attended the meeting and responded to questions regarding City development processes affecting Eichlers in both neighborhoods. Staff explained that National Register listing for either neighborhood would not impose additional restrictions on individual properties. It was stated at the meeting that to-date, the State has received only one letter from a property owner (in Green Gables) opposing either nomination.

**ATTACHMENTS**
Attachment A: Draft Letter to State Office of Historic Preservation transmitting Historic Resources Board recommendation

PREPARED BY:

Julie Caporgno, Advance Planning Manager
DEPARTMENT HEAD REVIEW:

__________________________
Steve Emslie, Director of Planning and Community Environment

CITY MANAGER APPROVAL:

__________________________
Emily Harrison, Assistant City Manager

CC: Historic Resources Board
    Barry Lee Brisco
    State Office of Historic Preservation