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MEMORANDUM

DATE: May 22, 2019, Revised May 31, 2019

TO: Attn: Michael Lisenbee
David J. Powers & Associates, Inc.
1871 The Alameda Suite 200
San José, CA 95126
(via email)

RE: Supplemental Historic Resource Project Assessment Review
8 North Almaden Blvd., San José – Almaden Corner Hotel Project

FROM: Leslie A.G. Dill, Historic Architect

INTRODUCTION

This report in memorandum format is intended to provide supplemental design review for the Almaden Corner Hotel Project in San José. The memorandum serves as an addendum to the previously prepared Historic Resource Project Assessment report, dated September 20, 2018. The September review was based on a pair of previous design packages both dated August 2018.

An email with comments about the September report was recently forwarded from City Staff, and a revised set of renderings was subsequently received. This memorandum provides updated feedback about the revised design's compatibility with the historic resource immediately adjacent to the project site. Next to the proposed Almaden Corner Hotel Project is the De Anza Hotel, a City of San José Historic Landmark (HL81-17) that is also listed on the National Register of Historic Places.

The current design plan set is titled *Almaden Corner Hotel* and is dated 05/10/19. It was prepared by C2K Architecture for the owner, Almaden Corner LLC, and forwarded electronically by David J. Powers & Associates, Inc. for this review. The current set includes fourteen updated sheets (Cover Sheet, Sheets B.01 through B.13). This submittal set includes primarily "before and after" renderings and are labeled "The Vision."

The review that follows is an updated and revised portion of the previous design analysis that utilized the Draft *San José Downtown Historic Preservation Guidelines* as a format for review. This revised review now also includes a historic integrity analysis as the method of determining potential impacts.

Executive Summary:

The currently proposed Almaden Corner Project is generally compatible with the design of the adjacent historic property. The revised design does not appear to adversely impact the historic integrity of design, setting, feeling, and association of the De Anza Hotel. Construction recommendations have not changed and are included for reference.

SUPPLEMENTAL REVIEW

Note: This report consists primarily of a revised and expanded analysis of the revised proposed design. Refer to the September report for background history and context.

City of San José Downtown Historic Design Guidelines Revised Review

LOT PATTERNS (1)

Retain and respect historic lot patterns on the street. Add larger new buildings that are divided into smaller articulated building widths with multiple entrances that are similar in size and proportion to those seen traditionally.

Revised Analysis: The project was identified in the previous analysis as being compatible with the area's lot patterns, and the proposed footprint has not been substantially revised; however, the cutout at the corner adjacent to the historic resource has been revised. The analysis is revised, and clarifications added, as follows:

The Almaden Corner Hotel Project is proposed to be constructed within a parcel that has been set in size for almost 90 years although not previously fully developed. The pattern of historic development in the area included buildings that were considerably smaller in scale to the west, with smaller buildings within larger open space areas. To the east were densely placed commercial buildings with no side setbacks and presenting a relatively uniform pattern of front façade widths. Well after the construction of the De Anza Hotel and soon after the construction of Highway 87 was established, the scale of building sites and buildings in the subarea changed. The building-lot pattern on this block now consists of relatively large building sites.

The adjacent historic resource is an Art-Deco multi-story hotel building that spans just over half of the street frontage of the block between Notre Dame Avenue and Almaden Boulevard, and the new project is proposed to span the remaining portion of the block along West Santa Clara Street—about ninety percent of the width of the frontage of the De Anza Hotel. The historic building parcel is deeper than the proposed project site however, the ten-story portion of the De Anza Hotel is not the full depth of the parcel. The proposed new Almaden Corner Hotel Project is deeper than the high-rise portion of the historic hotel.

Not including curved or angled corners, and not taking into consideration proposed setbacks, the proposed project site can be rounded off to approximately 100' wide by 80' deep (about 8,000 s.f.). The overall footprint of the De Anza Hotel—both 50' mid-rise and 110' to 120' high-rise sections together—is approximately 110' wide by 150' deep (16,500 s.f.), and the footprint of the front, high-rise, section is approximately 100' by 55' (5,500 s.f.). Nearby non-historic buildings are built at the scale of full blocks, so the modern pattern of the area footprints is very large. The subject lot size is compatible with the urban development footprint of the immediate

area, including the historic resource De Anza Hotel, so this proposed project size is compatible with this lot-pattern guideline.

The proposed hotel is shown with a pattern of entrances and visible interior uses that appear similar in size and proportion to the entrances of the adjacent historic De Anza Hotel. The De Anza Hotel has a wide central bay, accentuated by a cantilevered fixed canopy, and two major side bays. The ground floor of the proposed new hotel building is divided visually into two major bays facing Santa Clara Street. The proposed dimensions are compatible with the historic pattern of lot-pattern entrances. This analysis is also included in the Entries Guidelines (6) section.

The De Anza Hotel was not designed as a party-wall structure at its upper levels; instead, the historic hotel has a side-projecting one-story wing that establishes separation between the two properties. This one-story section of building provides approximately 8 to 10 feet (estimated from maps and drawings) between the property line and the De Anza's upper floors. The proposed hotel is shown as set back from the property line an additional 3', providing approximately 11 to 13 feet between the two buildings at the upper levels. The diving-woman painting, the historic hotel windows, and the fire escapes will be preserved with this design. The relatively recent mural on the lower, property-line wall will not be easily viewed, but the new construction will not be built immediately against it.

The proposed revised design is compatible with the Lot Patterns Guideline in size, rhythm of entrances, and setbacks.

MASSING (2)

Retain and respect the massing of historic buildings on a street. Respect the overall heights of historic buildings, street walls, districts and areas. Add significantly higher new buildings, where appropriate, that are carefully sited in relationship to historic structures and predominant street "walls." Building masses should not dwarf immediately adjacent historic buildings. Add new infill construction that respects the massing and detailing of historic buildings on the street. New building masses adjacent to lower historic resources should step down in height and street facades should turn the corner to provide articulated visible side facades in order to reduce the impact on historic buildings. Visible side facades should be set back from side property lines to allow for window openings. Add massing of new buildings that takes its cue from that of the existing historic buildings on the block. Larger buildings should be broken down into smaller masses that fit into the streetscape without overwhelming historic structures. Spatial relationships such as floor to floor heights, basement to ground floor relationships and the proportion of building widths to heights are important considerations.

Revised Analysis: The proposed tall building mass is shown as being somewhat revised from the earlier design. The southeast diagonal cut-away has been revised so that the corner is square at the lower levels and is diagonally carved away at a point starting approximately at the height of the De Anza Hotel. The upper levels of the proposed new building will visually angle away from the historic property. According to the notes on the revised elevation Sheet B.01, the "reverse corner slice at Almaden corner, spring[s] from De Anza roof datum." The renderings illustrate the corner cutaway starting at about the tenth floor, the height of the De Anza Hotel.

Although set on a corner, the De Anza Hotel is an approximately symmetrical building along Santa Clara Street with a central raised parapet tower as its focal point; it has a relatively deep presence along Notre Dame Avenue at its lower levels, which creates a large three-dimensional mass although the high-rise portion is not full depth. The resource is clad in stucco, a material that adds visual heaviness to its design. The National Register description of the De Anza Hotel indicates that a “major design element of the façade is Weeks’s treatment of the massive vertical piers.” A core concept of the resource design is its blocky form with vertical accents.

The proposed new Almaden Corner Hotel mass is also visually balanced within its own site. The high-rise form is diagonally carved away above the height of the De Anza Hotel; this tapered cutaway element is visually balanced by a similar cutaway element at the corner entrance façade. The focal point of the proposed building is the southwest corner, located away from the historic building, and its perceived massing is lighter because of its Neomodern glass curtain-wall design. Although tall, the building is somewhat square in footprint and has cut-away volumes, so presents a more-slender vertical mass than its wider, built-up and visually heavier 1930s-Art Deco neighbor.

In earlier architectural submittal sets, the conceptual inspiration of the design was referred to as a “tango” and included an illustration of the new building as metaphorically leaning into the De Anza and supporting it in a dip; however, each building is visually balanced and separate within its own property as noted above. The currently proposed design does not portray the proposed building mass as leaning into, being visually supported by, or looming over the neighboring historic building. The property-line setbacks (see Lot Patterns (1), above) separate the two tall masses, and the buildings do not crowd each other visually.

The perceived overall massing of the neighboring buildings appears to be visually balanced. The wider, deeper, and shorter, visually heavier, symmetrical, stucco-façade De Anza Hotel would be visually balanced in massing with a narrower, shallower, taller, glass-curtainwall building that includes cutaway corners and an open-air penthouse.

Some massing details also provide compatibility between the historic and proposed building. The detailing meets the intent, but not the letter, of the guideline that a new building be “broken down” in scale to be compatible with nearby historic resources. Although the proposed new hotel doesn’t literally step down to the height of the De Anza Hotel, the southeast diagonal corner wedge is aligned with the height of the historic roof next door, providing a shared reference point within their separate massing designs. The proposed building has a vertical element within its façade that is detailed to be heavy in material and dimensions, similar in width to the sculptural vertical elements of the adjacent Art Deco building; this stone or concrete element demarks the perceived massing in the center of the south façade, again providing an internally balanced composition. The proposed building has a recessed double-height lobby, visible in its massing, that aligns with the mezzanine wall of the De Anza Hotel. Expressed in massing as well as in materials and detailing, the ground-floor elements of the adjacent hotels will provide a continuous pedestrian scale along Santa Clara Street. The roofline of the proposed new building is divided into two heights that somewhat reflect the width and height of the stepped elements at the De Anza Hotel roofline. The proposed building has a raised roof on the east side, at the top of the vertically aligned section, and steps down to the

penthouse dining area, a form compatible with the stepped building roofline next door. Finally, the sign of the De Anza Hotel is approximately 1-1/2 stories in height, centered in the Santa Clara Street façade, and it provides additional visual symmetry and adds perceived massing and height to the resource, although it is a relatively transparent element. The revised proposed building is generally compatible with the historic massing guideline in detail as well as overall form.

Note: It is understood that there may be concern about the perceived massing of any new building adjacent to the De Anza hotel because the historic hotel has been alone in its portion of the Santa Clara Street streetscape for so many years. There might be concern that a new building would diminish the three-dimensional perception of the historic building or somehow outshine its unique Art Deco/Moderne design. It seems clear to this reviewer that the De Anza Hotel was not designed to be a sculptural element alone in a vacant block. Its west side and rear walls are not articulated in form or detail in a way that indicates that they should be displayed. The significance of the historic building is based on its design; it is extremely well-proportioned, is framed in a significant view from the split alignment of South Almaden Boulevard, and has a generally substantial, elegant design that would not be inherently weakened architecturally by the potential construction of a tall adjacent building, as long as the adjacent building is visually balanced within itself, reasonably separated from the west side of the historic structure, and includes many massing elements and details that are compatible in scale with the historic building. These criteria seem to be met in the proposed design. See also the Integrity Analysis at the end of this design review.

FACADES (3)

Retain and respect the historic patterns and proportions of historic facades on a street. Add new facades that include features that are compatible in scale, material, detail and massing with other facades on the street. For example, if the street facades of most nearby buildings are vertical in proportion, taller than they are wide, then maintaining the vertical orientation of the building facade will result in a more compatible design. It is not appropriate to design new facades to create a false historical appearance.

Revised Analysis: The southeast corner of the proposed building has been altered in form and detailing; very little else of the overall design has been revised. Revised and clarified analysis is as follows:

The intent of this guideline is to confirm that there are features compatible in “scale, material, detail, and massing with other façades on the street.” Materials are analyzed more fully below—see Exterior Materials (7)—however, the scale and detailing of the materials is addressed in this section.

The scale of the proposed revised new hotel main façade is illustrated as generally compatible with the scale of materials and detailing of the De Anza Hotel. The proposed fixed, wrapped canopy is set at the height of the De Anza’s ground floor cornice, continuing a compatible pedestrian-scale base along the whole block. The height of the two-story hotel lobby, near the De Anza façade, relates to the height of the mezzanine level of the historic hotel, again providing pedestrian scale. The vertical mullion pattern, at the southeast corner of the front façade, is similar in size, scale and rhythm to the vertical upper bays of the De Anza Hotel. The

inclusion of clear glazing in a regular pattern within the vertical mullions is compatible with the fenestration pattern of the historic upper floors. The proposed hotel ground floor includes a horizontal solid base material, and a solid-material vertical element near the center of the design. These solid elements provide a visual connection to the stucco material of the historic structure, and they have similar dimensions, providing similar scale and detailing. As noted in the massing analysis, the southeast and southwest corners of the building include tapered cutaways. The dimensions of the diagonal elements are compatible with the De Anza Hotel vertical piers.

The intent of the design is to be neo-modern, represented by a lack of overall masonry appearance, so the building will not create a false sense of historicism.

The proposed building continues to be compatible with the historic façade design guideline.

CORNER ELEMENTS (4)

Retain historic scale and relationships of Corner buildings on the block and in the urban Downtown Core. Add new corner development that is compatible with and respectful of historic corner development and relationships, in terms of scale, massing, materials, texture and color.

Revised Analysis: There are no revisions presented that change the general design intent of the corner of the proposed building. The previous report considered the design compatible with neighborhood patterns of corner design. The De Anza Hotel has an elegant ground-floor design that wraps the corner, but the historic building does not include corner towers, diagonals, or another historic corner development that would suggest a pattern to be followed. The proposed diagonal corner relates more closely with the central main entrance of the historic resource. Both are accented by their fixed awnings and further accentuated by vertical architectural detailing (tower in one case and diagonal cutaway in the other). No additional revised analysis is included.

REAR FACADES (5)

Retain and respect features of existing historic rear facades and sites, taking into consideration pedestrian and loading access from secondary streets, parking lots and alleys. Add new features that are compatible with historic rear façade features and circulation patterns within existing sites and blocks.

Analysis: The proposed building was analyzed previously as preserving the rear and side façades of the historic De Anza Hotel. The previous review also indicated that there was no significant historic pattern of rear circulation. The revised design does not alter these conclusions. No supplemental review is included here.

ENTRIES (6)

Retain and respect the scale of Historic entries that connect the buildings to the street. Add new entries that address the historic pedestrian orientation and scale of the Downtown Core.

Revised Analysis: The updated drawings do not illustrate an extensively revised entry design for the proposed new building; however, the relocation of the cutaway from ground level to the upper levels does change the proportions and patterns of the main entries.

The public entries of the proposed building include a restaurant lobby entrance on West Santa Clara, distinguished by a double-height glazed wall, aligned with the height of the De Anza

Hotel intermediate cornice. At the angled corner of the building a main entrance area is proposed, with a wide opening between two massive piers. Facing North Almaden Boulevard is a very subtle hotel entrance. Each of these proposed entries is within the pedestrian-scaled dimensional parameters established by the neighboring historic building. Per the revised Lot-Patterns (1) analysis (repeated from above):

The proposed hotel is shown with a pattern of entrances and visible interior uses that appear similar in size and proportion to the entrances of the adjacent historic De Anza Hotel. The De Anza Hotel has a wide central bay, accentuated by a fixed canopy, and two major side bays. The ground floor of the proposed new hotel building is divided visually into two major bays between the diagonal corner entrance and its historic neighbor. The proposed dimensions are compatible with the historic pattern of lot-pattern entrances.

The ground floor of the revised proposed building is shown with a wrapped fixed canopy at a mezzanine level, which is pedestrian in scale. The design also includes a series of awnings at doorway height, continuing the pattern of awnings below the transom windows at the De Anza Hotel ground floor. The awnings are at a height that provide visual relationship with the sidewalk and relate to the historic building next door.

There is a minimum of blank walls adjacent to the main city sidewalks, as the service entrance is shown as being accessed from the side street, adjacent to the parking lot driveway of the Axis complex. The historic pedestrian orientation and scale of this area is preserved with this proposed revised design.

EXTERIOR MATERIALS (7)

Add new building materials that match the historic materials of masonry, terra cotta, limestone, stucco, glass mosaic, cast stone, concrete, metal, glass and wood (trim, finishes and ornament only) where possible. New materials should be compatible with historic materials in scale, proportion, design, color, finish, texture and durability. The indiscriminate use of non-compatible materials such as GFRC (glass fiber reinforced concrete), EIFS (exterior insulating finish surface/synthetic stucco), foam trim or contemporary non-contextual materials that do not have a proven durability is inappropriate.

Analysis: The exterior materials were previously reviewed and found to be assumed compatible with the historic Exterior Materials guideline. The revised design has no revised material notes, so would also be expected to be compatible based on the information provided. This analysis assumes that one of the Exterior Materials Guideline primary intents is to create an urbane, urban and high-quality environment in San José's Downtown Core. The list represents materials that are found in the historic retail and commercial buildings. The previous analysis is copied here in its entirety for reference:

As noted in the Project Description, in the introduction to this report, the exterior materials are not included in the drawings provided for this analysis. A list of assumed materials was included in that section. This analysis is based on that list.

Because the De Anza Hotel has a larger scale of materials, with expanses of smooth stucco in relatively large segments, the larger scale and apparently smooth texture of materials of the proposed Almaden Corner Hotel Project can be considered compatible. The smoother textured

materials are assumed to be the glazed curtain wall, divided into smaller bays, the fixed white-colored wrapping canopy that appears to be smooth-textured, the stone-colored vertical accent element and the stone-colored base are also rendered as smooth-textured, similar to a stucco finish in scale and texture. The dimensions of the more delicate ornamentation are reflected in the dimensions of the Modernist features of the historic building (e.g., the width of the mullions).

The compatible and aligned massing elements, the pedestrian-scale ground floor design, the rhythm of the upper-level fenestration and mullions, and the use of varying building elements throughout the design are the critical, driving design elements. The materials, although not called out explicitly, appear to support the overall composition.

Based on the renderings and interpretations of the drawings, the proposed building can be assumed compatible with the historic exterior materials guideline.

VEHICULAR AND PEDESTRIAN ACCESS (8)

Retain significant historic vehicular and pedestrian access patterns of historic buildings, sites and streets. Add new access patterns where necessary that are compatible with historic structures, sites, and streets.

Analysis: The historic vehicular and pedestrian access patterns are not shown as substantially revised from the previous proposal. The previous design was considered compatible with the historic patterns. No revised analysis is included. The previous analysis is included here for reference:

The historic vehicular and pedestrian access patterns are respected in the proposed design. Main vehicular access will continue to be on the perimeter of the block, with parking access at the interior of the block. Pedestrian access also continues to be along the sidewalks that ring the block. The proposed building can be considered compatible with the historic vehicular and pedestrian access guideline.

SUMMARY OF REVISED REVIEW USING THE DRAFT SAN JOSÉ DOWNTOWN HISTORIC DESIGN GUIDELINES

As analyzed, the revised proposed Almaden Corner Hotel Project is compatible with all eight Guidelines.

INTEGRITY ANALYSIS AND CONCLUSIONS:

The currently proposed project design can be found to be compatible with the San José Guidelines Review with regard to “infill” projects in the downtown. This indicates that the design of the project has a size, massing, scale, function, and materials generally in keeping with the historic De Anza Hotel. Using this analysis, further conclusions can be made regarding the potential impact of a proposed project on nearby historic resources.

An integrity analysis is a significant component of the City of San José design review process. The integrity analysis is tied into the criteria for National Register and California Register eligibility; a project that might impact the integrity of a historic resource would be impacting the significance of that resource. According to the California Office of Historic Preservation Technical Assistance Series #6

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

The following analysis is intended to address how the proposed Almaden Corner Hotel project might potentially preserve or impact the historic integrity of the adjacent De Anza Hotel. The analysis utilizes the seven aspects of historic integrity indicated by the National Register and State of California's definition of authenticity of a resource. Some of the aspects of integrity cannot be applied to projects on parcels adjacent to historic resources, including the aspects of location, artisanship, and materials because these aspects are not proposed for alteration of separate properties. For the purposes of understanding the impacts of a proposed project on a neighboring property, the aspects of design, setting, feeling, and association must be reviewed.

Design: The project would not have a direct physical impact on the integrity of the design of the historic resource. Because the historic resource is adjacent to the project, rather than sharing the site, the design of the De Anza Hotel would remain physically untouched. With regard to the visual understanding of the design, the analysis using the City of San José Downtown Historic Design Guidelines indicates that the size, massing, patterns of entrances, materials, scale, detailing, and separation of the two buildings would be compatible; the De Anza's historic design would not be overwhelmed, diminished, or made out of scale. Therefore, the integrity of the design of the historic resource would be preserved.

Setting: The historic intent of the De Anza Hotel in its setting can also be understood from its design. The resource design includes a low party wall and upper-story west-side setback that imply that the developers of the De Anza Hotel were expecting construction to the west although no large-scale construction has been built adjacent to the historic resource in its history. With the neighboring properties of the De Anza Hotel consisting of vacant land or low-height support structures, the setting will be altered if a new building is built adjacent on Santa Clara Street. Although standing alone in its front streetscape has provided the resource some level of prominence over time, the long-time open setting cannot be considered a character-defining feature of the historic hotel in a larger dense downtown setting. The neighborhood has undergone substantial changes since the early twentieth-century hotel was developed. The De Anza Hotel was built on a former convent site when the area to the west included low-rise local automobile uses and residential areas and the area to the east consisted of lower, dense turn-of-the-century urban commercial buildings and light-industrial uses. The area was altered with nearby large-scale high-rise buildings starting when the highway was planned and built. This corner of San José's core includes a more urban setting both historically to the east and more recently in the area; the open space is the anomaly in the setting. With no built historical context

remaining, and indications that the resource was built to have a neighbor, the proposed project does not have an impact on the integrity of the historic setting of the De Anza Hotel.

Feeling: The De Anza Hotel features vertical stucco piers, decorative bas-relief spandrel panels, an extensive fixed central awning, overall symmetry, a unique roof sign, vertical inset windows, and other historic design elements that provide a balanced and rich composition that embodies feelings of an Art-Deco commercial high-rise building of the 1930s. Its feeling of heavy verticality will contrast with the proposed modern high-rise, and the imposing visual presence of the resource will continue to be on display. The integrity of feeling of the historic resource would be preserved.

Association: The associations of the historic hotel will continue to be represented adjacent to the proposed new construction. The significance of the De Anza Hotel is embodied in the National Register nomination:

The De Anza Hotel is significant for its architectural style, one of San Jose's few Zig-Zag Moderne (Art Deco) structures, for its elaborate Spanish Colonia Revival interior design motifs and for its historical association to the city since its construction was funded by the local business community.

The architectural authenticity of the hotel is preserved with this neighboring project, and the resource will continue to portray its associations with the local business community of the early twentieth century. It could be argued that the significance of the hotel associated with the historical participation of the local business community would be enhanced by the construction of a larger-scale building in the vacant lot next door. The construction of the De Anza Hotel seems to have been intended as an investment in the area as a catalyst for future investment.

Conclusions: Although the setting would be altered, the historic setting was negligible with regard to the hotel's significance over time; the proposed adjacent design is compatible in scale with the design of the historic hotel; the feelings and associations of the historic hotel would remain intact. Therefore, the proposed construction of the North Almaden Hotel Project would not impact the historic integrity of the De Anza Hotel.

RECOMMENDATIONS

There are no revisions to the recommendations included in the initial assessment report. They are repeated here for reference:

RECOMMENDATION 1

Per City of San José Guidelines, the final design development drawings could be reviewed that convey how the project affects the setting, including massing, scale, proportions, and materials—to ensure that they respect the qualities of the setting of the adjacent De Anza Hotel building, its roof sign, flagpole, and Diving Woman sign. This measure has been analyzed in this report, using the City of San José Draft Guidelines; however, the proposed new materials were not determined and had to be assumed from the renderings, and the project is expected to be refined over time.

RECOMMENDATION 2

Prior to construction, a qualified historic architect should undertake an existing conditions visual study of the nearby historic resources, as directed by the City. Included would be the

preparation of preconstruction documentation of the De Anza Hotel and all historic resources determined to be at risk from the construction of the project. The purpose of the study would be to establish the baseline condition of the building prior to construction. The documentation shall take the form of detailed written descriptions and visual illustrations and/or photos, including those physical characteristics of each resource that conveys its historic significance and that justify its listing as a San José Historic Landmark. The documentation shall be reviewed and approved by the City of San José's Historic Preservation Officer.

RECOMMENDATION 3

Prepare and implement a Historic Resources Protection Plan to protect the De Anza Hotel and all historic resources determined to be at risk from direct or indirect impacts during construction activities (i.e., due to damage from operation of construction equipment, staging, and material storage). The project applicant would, prior to any construction activities, including any ground-disturbing work, prepare a plan that establishes procedures to protect these resources. The project applicant would ensure the contractor follows this plan while working near these historic resources.

The plan shall be prepared by a qualified historic architect who meets the Secretary of Interior's Professional Qualifications Standards. At a minimum, the plan should include:

- guidelines for operation of construction equipment adjacent to historical resources;
- requirements for monitoring and documenting compliance with the plan; and
- education/training of construction workers about the significance of the historical resources around which they would be working.

RECOMMENDATION 4

Utilizing the visual study recommended above, the Historic Architect should make periodic site visits to monitor the condition of the historic resources identified in the Historical Resources Protection Plan, including monitoring of any instruments such as crack gauges if necessary per approval of nearby property owners, or reviewing vibration monitoring required by other construction monitoring processes required under the City's permit processes.

The Historic Architect would consult with a structural engineer if any problems with character-defining features are discovered. If, in the opinion of the Historic Architect, substantial adverse impacts related to construction activities are found during construction, the Historic Architect would so inform the project applicant or applicant's designated representative responsible for construction activities. The project applicant would then respond accordingly to the Historic Architect's recommendations for corrective measures, including halting construction in situations where construction activities would imminently endanger historic resources. The monitoring team would prepare site visit reports.

RECOMMENDATION 5

The project applicant would ensure that, in the event of damage to a nearby historic resource during construction, repair work would comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and would restore the character-defining features of the resource in a manner that does not affect the eligibility of the historic property as a City Landmark.