

St. James Square Historic District Design Guidelines

City of San Jose
Department of City Planning
San Jose Historic Landmarks Commission

St. James Square Historic District Design Guidelines

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How to Use the Guidelines

The St. James Square Historic District Design Guidelines are divided into three primary components. Two introductory sections precede the main body of the Guidelines, defining the area to which the Guidelines apply, goals and objectives and historic background and context. The three main parts of the Guidelines are described below.

Existing Common Elements addresses common site and architectural features that establish the character of St. James Square and contribute to its sense of time and place.

Rehabilitation Guidelines for Existing Structures specifies design elements which should be considered in the rehabilitation or modification of existing structures or when additions are proposed.

New Building Guidelines provides direction and design considerations for potential New Buildings within the St. James Square Area of Historic Sensitivity.

The Existing Common Elements Section and the Rehabilitation Guidelines for Existing Structures Section are subdivided into parts addressing Contributing and Non-Contributing Structures. These categories are defined according to the Secretary of the Interior's Standards for Evaluation of Significance within Registered Historic Districts, as follows:

- A building contributing to the historic significance of a district is one which by location, design, setting, materials,

workmanship, feeling and association adds to the district's sense of time and place and historical development.

- A non contributing building is one which does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the property has been irretrievably lost.

The Guidelines are intended for use by architects, other design professionals, historic preservation specialists and property owners to promote sensitive and compatible design of modifications to existing structures and the construction of new buildings. All such activity is subject to site and architectural review and approval by the Director of Planning (*Municipal Code Section 20.44.010*).

In addition, the Historic Preservation Ordinance requires the submittal of a Historic Preservation (HP) Permit for approval of any exterior modifications to the Contributing Structures within the Historic District (*Municipal Code Section 13.48.210*). The Contributing Structures within the District include Trinity Episcopal Church, Santa Clara County Courthouse, First Unitarian Church, Sainte Claire Club, First Church Christ Scientist, Letcher's Garage, Scottish Rite Temple, and San Jose Post Office. The HP Permit is reviewed by the Historic Landmarks Commission and approved by the Director of Planning. ■

Introduction

The St. James Square Historic District is a locally designated Landmark District and is listed as a district on the National Register of Historic Places. The Horizon 2000 General Plan includes the District in an Area of Historic Sensitivity which provides that all development should be designed to enhance the character of the designated resource. The Area of Historic Sensitivity is an overlay designation intended to control design and does not affect the underlying use designations. The guidelines apply to properties in the Area of Historic Sensitivity as designated on the General Plan Land Use/Transportation Diagram which includes St. James Park itself and the surrounding properties, including the diagonal corners, for a one lot depth back from the streets (refer to Map, Page 3).

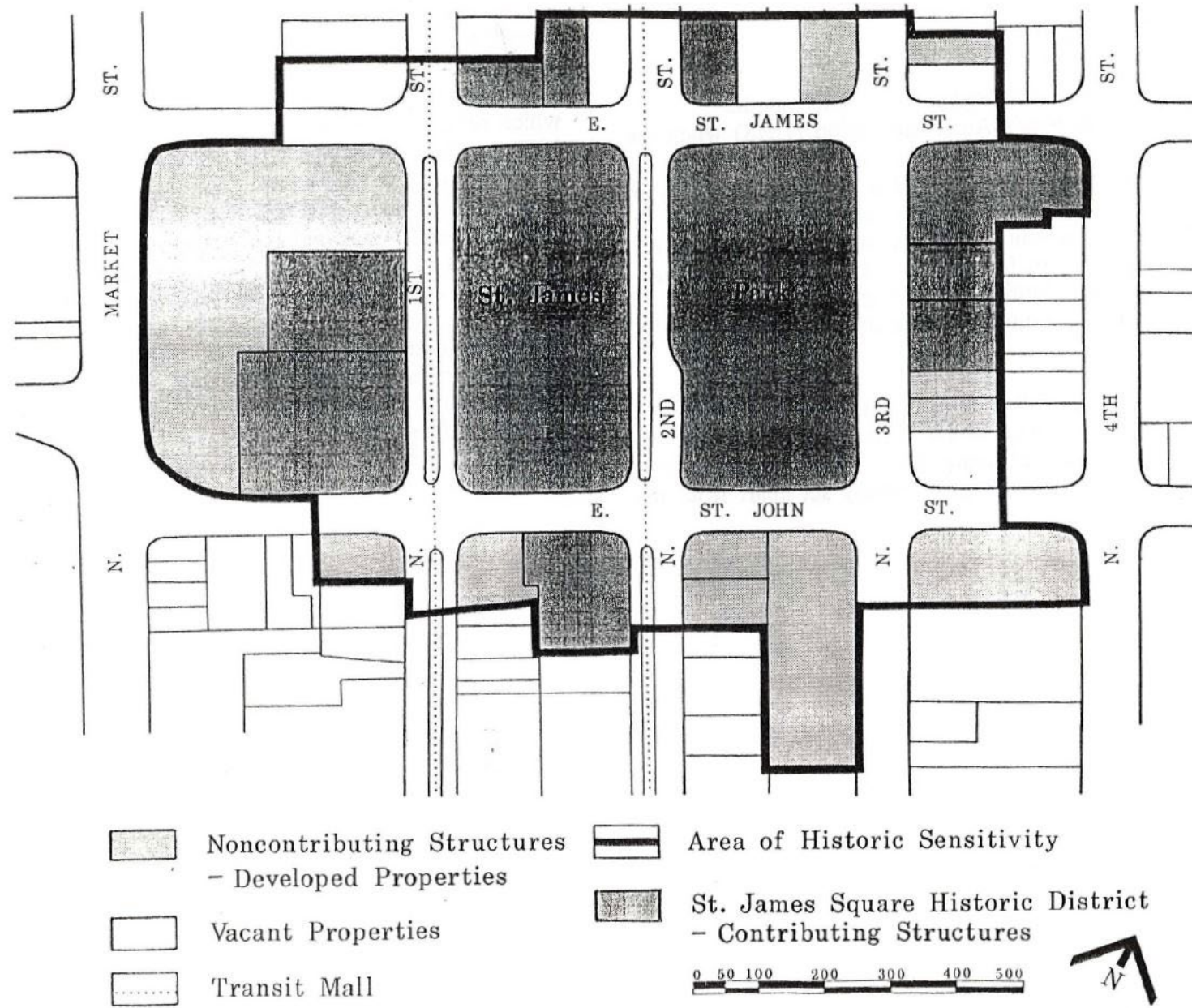
The goals of the guidelines are the preservation of the historically significant structures in the District and the

compatible integration of existing and new buildings on properties included within the Area of Historic Sensitivity. A further goal is to maintain a sense of awareness of the District's contribution to the City's historic heritage.

The objectives of the guidelines are as follows:

- Ensure that all rehabilitation and development in the District and its immediate vicinity is designed to enhance the character of the historic resources.
- Ensure that all rehabilitation and development activity is consistent with the goals and policies of the General Plan, particularly the Historic, Archaeological, and Cultural Resources, and Urban Design policies.
- Establish a framework to promote fair, consistent and objective decisions related to development within the area.
- Inform property owners of the criteria upon which development applications will be evaluated.

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Historic Overview

The origin of St. James Square dates back to the beginning of San Jose's American period (1848) when the City fathers commissioned the Yale educated surveyor, Charles S. Lyman, to lay out a plan for the future City of San Jose. Lyman reserved a large open area for public open space by combining twin rectangular blocks within the standard grid plan for the City. This area was called St. James Square. Plantings were begun. With this addition, St. James Square became officially known as St. James Park.

Over the years, beginning with the construction of the Trinity Episcopal Church in 1863, St. James Park has been the favored site of many of the City's distinguished churches and public buildings. Serenely set apart from the downtown commercial district, the park has been spared the periodic renovations and upheavals of the City's main street and it remains one of the few areas in San Jose which reflects an earlier era. This was duly recognized in 1977 by the United States Department of

the Interior, when the park and its surroundings were placed on the National Register of Historic Places. Seven remaining buildings which surround St. James Park are included in the District as listed on the National Register of Historic Places and also comprise a San Jose Historical District.

The seven remaining buildings that are contributing structures to the Historic District are:

- Trinity Episcopal Church
- Santa Clara County Courthouse
- First Unitarian Church
- Sainte Claire Club
- First Church of Christ Scientist,
- Letcher's Garage
- Scottish Rite Temple
- San Jose Post Office.

Timeline

1848 - Charles Lyman surveys City of San Jose and reserves land for St. James Square

1863 - Trinity Episcopal Church

1866 - Santa Clara County Courthouse

1860s and 1870s - Park improvements and plantings

1891 - First Unitarian Church

1893 - St. Claire Club

1900 - Eagles Temple

1904 - First Church of Christ Scientist

1907 - Letcher Garage

1933 - Post Office

1955 - Second Street constructed through the **park**

1968 - Senior Center constructed

1977 - Designated Scottish Rite Temple, City Landmark Trinity Episcopal Church, First Unitarian Church

1979 - St. James Park (Square) Historic District listed on National Register of Historic Places

1982 - Area surrounding St. James Park (Square) designated Area of Historic Sensitivity

1986 - St. James Park Master Plan adopted

1986 - Redevelopment of Eagles Hall

1987 - Redevelopment of 4 Wheel Brake (Letcher Garage) with the Oasis Nightclub

1988 - Guadalupe Corridor Light Rail Transit Mall completed

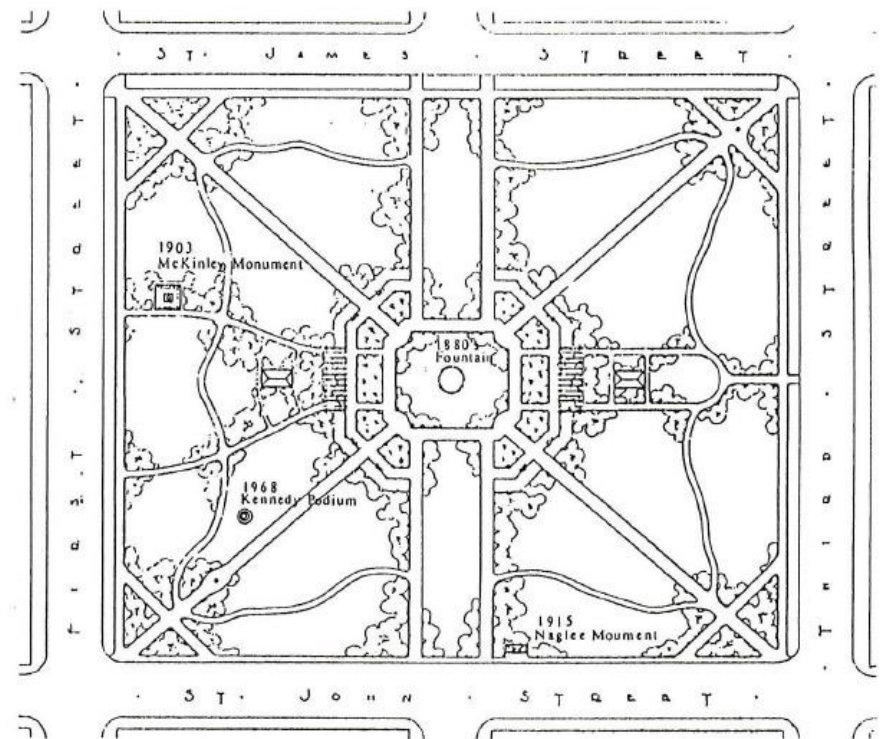
Description of St. James Park and Contributing Structures Within the District

St. James Park

St. James Park is historically the most important public open space in downtown San Jose. Edging the perimeter of the park are some of San Jose's major public and private civic buildings which span a time frame of over a hundred years.

The first official American survey of San Jose was done by Charles Lyman in 1848, who reserved a large plot for public open space by combining twin square blocks within the standard grid plan for the City. The site, located between First and Third Streets, St. John and St. James Streets, remained unimproved for twenty years except for a two room school house located at its northeast corner.

The schoolhouse disappeared in 1868 after its pupils transferred to the new Santa Clara Street School, later known as Horace Mann. Elms were planted in 1869 as the site's first significant ornament and St. James Square officially became known as St. James Park. Regardless of the improvements, the area was little used during these early years, except as a parade ground.



St. James Park 1920

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During the 1870s, the City decided to fulfill earlier ambitions by planting a diverse variety of plant materials in informal groupings to improve the park to resemble the appearance of a botanical garden. It was at this time the fan palms were planted along the park's First Street edge.

By the 1880s, the park became so dense with plantings that surplus shrubs and trees were moved to other City open space areas. According to the Daily Times (dated, September 22, 1887), "the Council hired Mr. Ulrich of the Del Monte Grounds to refine the pathways and thin the trees to afford more sunlight to the flower beds." In the late 1880s, citrus trees were planted in lieu of larger species after these had been blown down during a storm.

Yet with all of these improvements, the park had not been endowed with any fountains, statuary or monuments. A central fountain was constructed in the 1880s. The park's first statue was a memorial of President McKinley marking the site where he spoke to an overflow crowd of local citizens on May 13, 1901, shortly before his assassination.

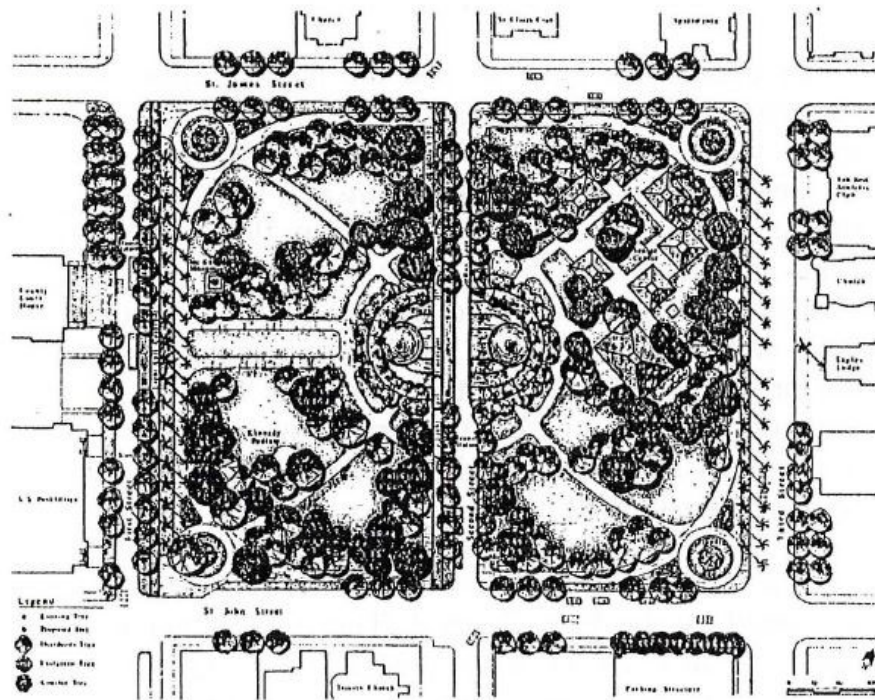
A marble tablet monument commemorating General Henry Morris Naglee, a prominent local figure was added in 1915. A final large monument was constructed in 1968 as a memorial to New York State Senator Robert F. Kennedy, who spoke in the park during the California State primary election shortly before his assassination. The monument is a concrete lectern and circular state to serve St. James Square Historic District Design Guidelines as a podium for future rallies and demonstrations in the park.

Other structures that have been added to the park include the small public bathroom building designed in the Art Deco style constructed under the WPA in the late 1930s.

In 1968, a Senior Center was constructed in a pavilion style building consisting of seven separate modules designed by local architects, Higgins and Post.

Other events that have shaped the present appearance of the park include the decision in 1952 to bisect the open space with a continuous North Second Street; this resulted in the loss of the central fountain and splitting the park in two open spaces. The construction in 1988 of the Transit Mall and Light Rail lines along North First and Second Streets has introduced a new urban-scale element to the Park, and diminished auto traffic through the park. Thus, the present condition of St. James Park consists of two rectangular blocks with an informal arrangement of large trees, open lawn areas and meandering pathways, bisected by the Transit Mall.

In 1985, a Master Plan for the renovation of the park was approved by the City Council. The central theme of the Master Plan is to unify the park by creating a central focus with mirror image plazas and fountains on each side of Second Street reminiscent of the park's original central fountain. The proposed perimeter pedestrian promenade will unify the park by integrating a strong circulation element providing a sense of continuity from within the park and for people viewing the park from surrounding properties. Renovation of the park is planned to begin in 1988 with completion anticipated by 1989.



St. James Park Master Plan 1985

Trinity Episcopal Church, 1863

Trinity Episcopal Church is the oldest permanent Protestant church in San Jose. Constructed by John W. Hammond, it is one of the finest examples of carpenter gothic religious architecture in the western United States. The interior of the church consists of ornately carved redwood, with ornamented beams and trusses, and an exceptional multi-gothic arched chancel. Other features include beautiful stained glass windows crafted by the New York firm of Doremus, and the tower chimes which date from the 1860s.

The building is constructed in a simple rectangular plan with a steeply-hipped roof, lancet side windows and a rose window over the apse. The entrance is distinguished by a projecting compound gothic-arched portico and a small wooden gothic-arched crest above the facade gable. The exterior of the structure is also built of redwood (which was logged in the nearby Santa Cruz Mountains) and constructed of board and batten siding. In 1876, the original church was cut in half and the front was shifted to face North Second Street which increased the building's capacity two-fold. In addition, a corner bell "tower with spire was constructed further evoking the gothic imagery of the building.

The main church building has changed little since the late nineteenth century. More recently, however, two additions have been constructed. The first building was built in the

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1930s to house church offices. It replaced a Colonial Revival residence. This addition built of wood and concrete, fits unobtrusively next to its neighbor. Although small exterior Gothic Revival detailing adds interest to the structure, the design itself is somewhat nondescript. The second addition is a conference building constructed in the 1960s and located west of the church along St. John Street. The new building is constructed of multi-colored brick in a flat-roofed, rectangular book plan. The only element that relates to the gothic-style is a row of lancet windows.

Santa Clara County Courthouse, 1866

Hoping to lure the State government back to San Jose, the City fathers proposed a courthouse so grandiose that it would have been possible to use it as a capitol building should such a move occur. Although the building did not succeed in convincing the State to abandon Sacramento, the structure itself was one of the most ornate and opulent civic buildings to grace mid-19th century California. The building was designed by Levi Goodrich, a pioneer architect who went on to build many important local structures and contributed much to the urban landscape with the development of his sandstone quarry in the foothills of the Almaden Valley. Designed along classical lines, the original building was two-stories with a central dome. Damage from both the 1906 earthquake and a fire in 1933 led

to the dome's removal and the addition of a third story.

The building is designed in a Renaissance Revival style with a Neo-classical facade. The structure is of brick and plaster construction with sandstone columns adding classical ornament. Notable features include the pedimented and segmental-arched window heads, the projecting facade portico with massive fluted Corinthian columns and grand entrance stair; and the regularly placed, fluted Corinthian pilasters encircling the structure.

The Courthouse was renovated and restored in 1973 at the insistence of local judges who feared the loss of the beautiful courtrooms and antechambers with interior materials which could not be duplicated in a modern structure. Thus, San Jose has preserved perhaps the finest piece of civic architecture in the Santa Clara Valley.

First Unitarian Church, 1891

The First Unitarian Church was designed by local architect G. W. Page who had among his commissions many of the City's finer homes, including the Hayes mansion in Edenvale. The church, built in the Romanesque Revival style, was said to resemble a "Transylvanian Unitarian church." The unusual design includes such features as four domes, a large triple arched

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stained glass window on the facade and two towers flanking the main entrance. The Unitarian congregation in San Jose has never been large, but the size and opulence of their church indicates that the members have been some of the City's most prominent and well-to-do citizens.

The building is of wood and plaster construction and quite unusual in design. Although the original exterior treatment of the building included more rustication, this has been toned down by the current muted coloration, utilizing a plain beige and brown scheme. Except for the aforementioned change in exterior coloration, the structure has remained relatively unaltered. An interior renovation in 1957 converted the main sanctuary into a "church in the round."

Sainte Claire Club, 1893

The Sainte Claire Club was organized by Senator James D. Phelan as a meeting place for local businessmen. Phelan, a former Mayor of San Francisco who spent the summers at his Villa Montalvo in Saratoga, was also the owner of the Victory Theatre on North First Street. He chose San Francisco's leading pre-earthquake architect, A. Page Brown, a leading exponent of the Mission Revival architectural style to design the building.

Although this building could not be said to exhibit pure Mission Revival design, it does reflect some of the dominant characteristics. The structure is rectangular with a central, low-hipped tile roof dominated by twin corner towers each topped by a low-hipped red tile pyramidal roof.

The facade is distinguished by three large round arches and the grand entrance steps with landing. Other elements include the extended eaves with wooden rafters and the dearth of exterior ornament. Yet the most remarkable feature about this structure is the interesting brick detail ornamenting the windows. Architectural historian Thomas Kirker describes this work of Brown's as being actually more Mediterranean in design than Mission Revival.

Eagles Hall, 1900

Following the example of the Sainte Claire Club, the Masons chose to build their first temple facing St. James Park. This structure, which later became the home of the Eagles Order, was one of the finest examples of Greek Revival architecture in San Jose. The massive doric columns and the facade of the original building have been incorporated into the new office building which was constructed on the site of the hall.

First Church of Christ Scientist, 1904

The final turn-of-the-century structure on the perimeter of St. James Park is the First Church of Christ Scientist located on the north side of St. James Street between North First and North Second Streets. Built in 1904, the church is one of the few examples in the South Bay of the work of Willis Polk, one of California's most famous architects.

The ground floor plan of the church is in the shape of a Greek cross. The style has much in common with the mother church in Boston. Polk himself described his inspiration as being the famed Ionian temple of Ilyssus with modifications similar to those by the 16th century Venetian designer Palladio. The facade portico, dominated by four fluted ionic columns, opens onto a narthex 45-foot long by 14-foot wide leading to the 62-foot x 62-foot auditorium with a seating capacity of 500. The central space is topped by a great 45 foot high dome and surrounded by clerestory windows rising 16 feet from the ground. The beauty of the interior is enhanced by 58 Corinthian pilasters.

After a new church was constructed along The Alameda in 1946, this site was used in a variety of ways: as a meeting house, a movie theatre, and a live, dramatic arts playhouse. The structure currently reflects deterioration from years of overuse and, most recently, neglect. Thus the building is the most physically endangered of the historic structures surrounding the Square's historic sites.

Letcher Garage, 1907

This garage, now remodeled as the Oasis Night Club (not shown in the illustration on Page 14), was part of one of the first automobile showroom garages in San Jose. It was owned and operated by Clarence Letcher who was one of the City's earliest auto enthusiasts. It was acclaimed as the first auto garage on the west coast, and was to become the nucleus of San Jose's first automobile row. For a short while, Letcher manufactured his own cars, but he gave that up to become the local dealer for Cadillac, Packard and Pierce Arrow. His "milepost" signs were familiar throughout the State for a quarter of a century.

The building has unique architectural features such as an expansive wood truss roof design and the segmental-arched eastern wall windows with their metal fire shutters. The building also offers a positive transitional element between the Park and the commercial buildings along North First Street north of the district.

Scottish Rite Temple, 1924

The local Masonic Order, first located in what we now refer to as Eagles Hall, commissioned Carl Werner, a Bay Area architect specializing in Masonic architecture, to design a new temple at the corner of Third and St. James Streets. The result was a massive three-story neo-classical structure with elements

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of Beaux Arts styling and Egyptian ornamentation. Six ionic columns along with the 14-step entrance stair dominate the building's facade portico whose scale and massing are unusually grand for San Jose. The Egyptian exterior ornament includes twin sphinxes projecting from the ground floor and the two statues and floral decorations encircling the inscribed lettering on the parapet. Other unique details include the bronze cresting on the roof and the papyrus ornament surrounding the symmetrically placed exterior windows. The Temple is also distinguished by its large interior auditorium heavily ornamented in woods and containing a marble floor foyer.

Now the home of the San Jose Athletic Club, the exterior of the temple has been restored, and its maintenance has been assured. Included with the County Courthouse, these two buildings provide the most monumental massing and scale found adjacent to San Jose's one great public square.

San Jose Post Office, 1933

During the early 1930s, the Federal Government decided to expand San Jose's Main Post Office by moving from its original Richardsonian Romanesque headquarters adjacent to the Old

Plaza Park (now the San Jose Museum of Art) and to relocate on the site of the St. James Hotel at the northwest corner of North First and East St. John Streets. It is constructed in a rectangular plan with twin projecting towers at both the north and south ends of the building.

This newer structure, designed by Ralph Wykoff, incorporates many elements of Spanish Colonial Revival style, including terra cotta facing, churrigueresque ornamentation around the windows and doors, and red tile roof covering. Further detailing is provided by string courses, modillions, and bead and reel under the eaves. The site is a prime example of the high quality of federal building construction in past decades. The interior is beautifully designed with a massive linear lobby with marble floors, brass lighting fixtures and exposed wood beam ceilings. This site functioned as the City's Main Office until the Meridian Avenue Post Office was constructed. This site serves as the downtown branch post office and also houses assorted Federal offices and courtrooms. ■

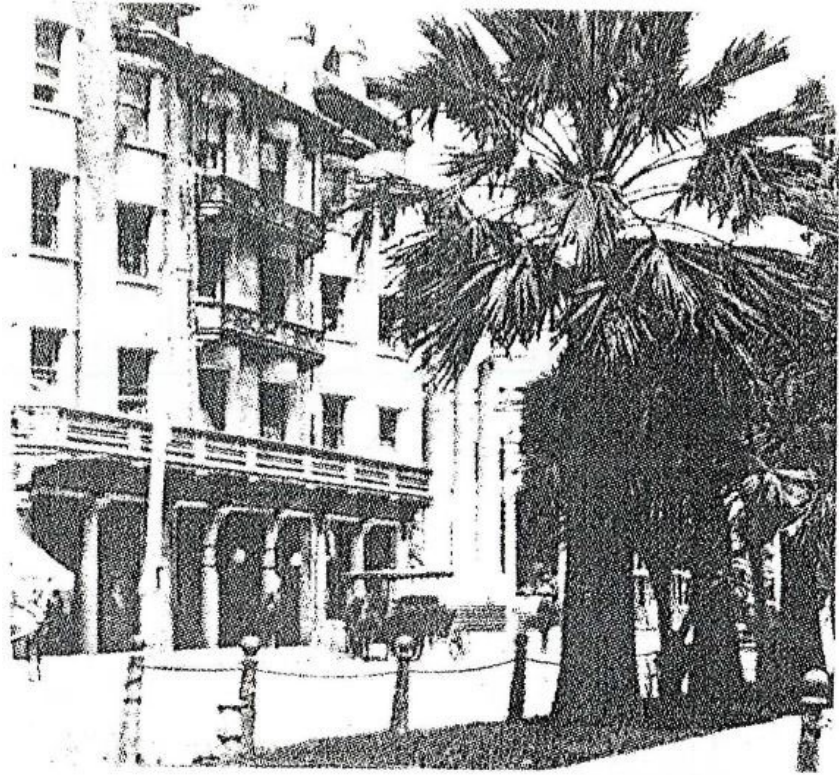
Existing Common Elements

St. James Square is identifiable primarily due to the dominance of St. James Park as a central focus and theme. Individually the buildings that edge the park are stylistically varied, however, they have coherence through their common siting, scale and similar characteristics.

This section identifies the common architectural elements of the structures within St. James Square that contribute to the area's cohesive character and sense of time and place.

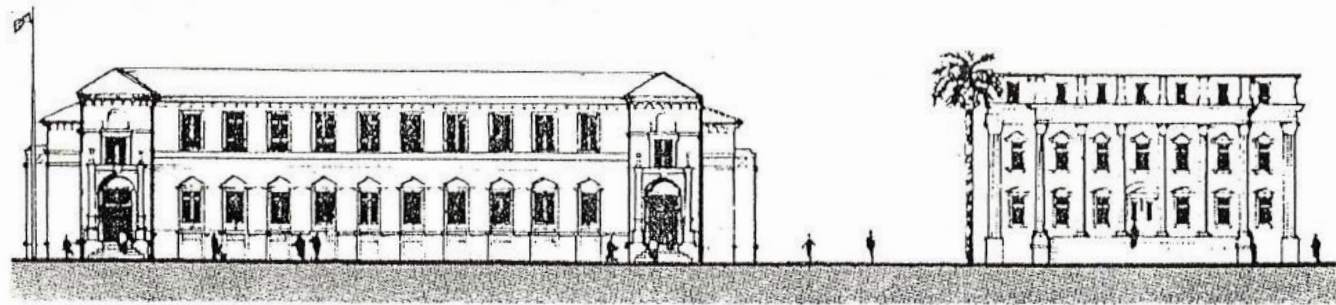
Existing Park/Building Relationships

- The park is an island of green in an area predominated by hardscape consisting of streets, buildings, and parking lots.
- Buildings tend to frame the open space and enclose it due to typically small setbacks of structures with a monumental design.
- Buildings around the square have a direct relationship that is not visibly apparent because of the park's mature trees.



St. James Park - Scene from Old Postcard

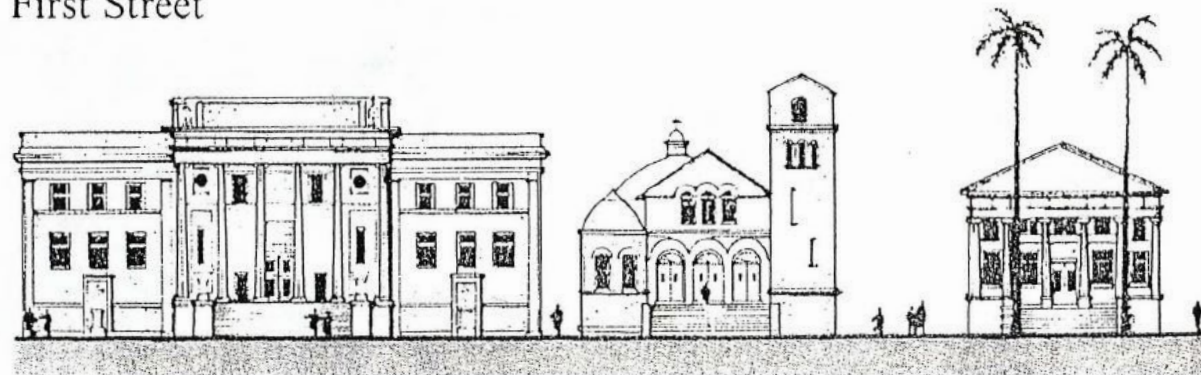
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U.S. Post Office

County Court House

First Street

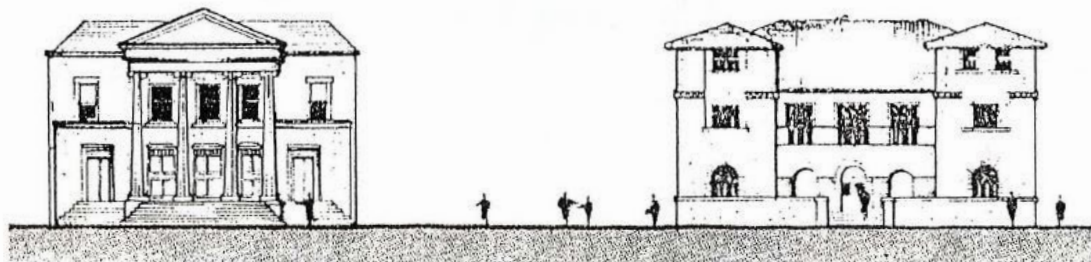


San Jose Athletic Club

First Unitarian Church

Eagles Lodge

Third Street



First Church of Christ Scientist
St. James Street

Sainte Claire Club



Trinity Episcopal Church
St. John Street

Existing Common Elements - Contributing Structures

Trinity Episcopal Church, Santa Clara County Courthouse, First Unitarian Church, Sainte Claire Club, First Church Christ Scientist, Letcher's Garage, Scottish Rite Temple, and San Jose Post Office.

FORMS

- Buildings are generally rectangular in shape.
- Buildings are setback on platforms above street grade and utilize steps as a main entrance feature.
- Roofs are an integral design features; they are either hipped or gabled and visible to the street.
- Vertical building orientation is achieved through the use of pilasters, columns, window shapes and/or corner towers.

SCALE

- Buildings are large in bulk, mass.
- Most structures range from two to four-stories in height.

SURFACE TREATMENT

Building walls are punctuated with windows and highlighted with architectural elements i.e., columns, pilasters, etc.

Building details enhance the basic facade and are not prominent because they typically match in material and/or color, however a few do in color contrast.

- Fenestration
 - Vertical in effect
 - Recessed from the facade
 - Reinforces monumental entrances
- Materials
 - Brick & Plaster
 - Wood & Plaster
 - Stone
 - Wood
 - Terra Cotta
 - Clay Roof Tiles
 - Asphalt Shingles
- Detailing
 - Entrances and windows have architectural elements and/or detailing.
 - The cornices are generally highly decorative.

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- Colors
 - White
 - Grey
 - Earth tones (Brown, Terra Cotta, Pink-Beige)
 - Red-Clay Roof Tiles
 - Brown Asphalt shingles
- Signs
 - Generally not present on structures
 - Most often used as part of the building's design such as cut into the wall surface.
 - Some attached signs

Existing, Common Elements Non-Contributing Structures

FORMS

- Buildings are generally rectangular in form and horizontal in orientation (except for St. James Place which orients vertically).
- Buildings are at grade as are most entries.
- Roof styles are mixed consisting of mansard, gabled, hipped and flat roof types.

SCALE

- Buildings are typically one-story, two-story, although there are two recent buildings (St. James Place and Park Place) five and six-stories in height.
- Most of the buildings are a low profile, except for the two most recent buildings.

SURFACE TREATMENT

- Fenestration
 - Windows are not typically individually identifiable, but group in an extensive window plane.
 - Windows appear plain due to minimal framing and ornamentation or curtain glass systems that do not articulate them.
- Materials
 - Stucco
 - Concrete Brick
 - Tiles
 - Clay and Concrete Roof Tile
 - Metal Roof
 - Asphalt Shingles

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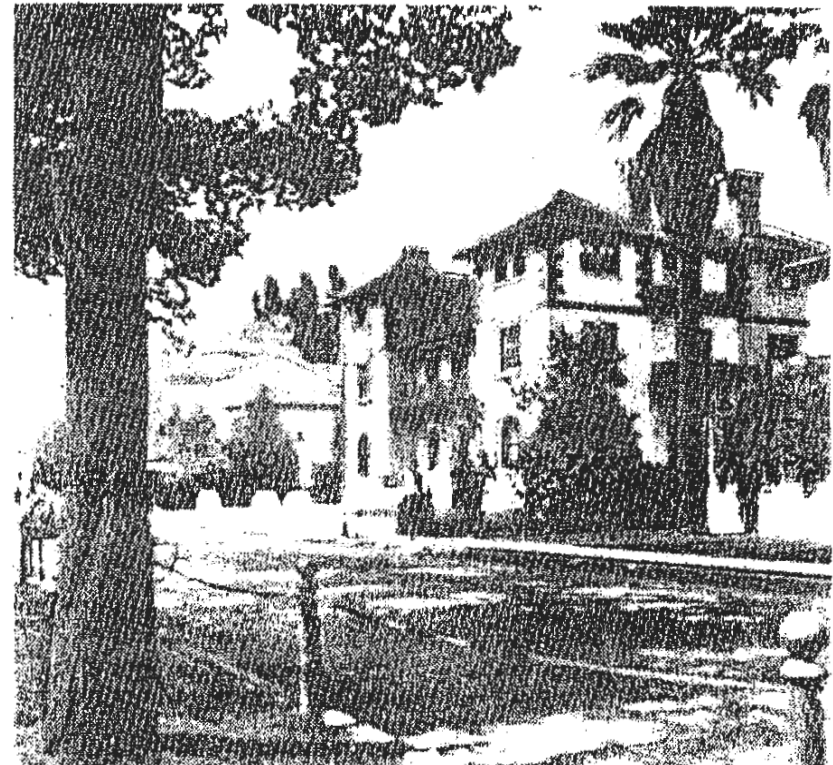
- Detailing
 - Some windows have detailing around them.
- Colors
 - Light Earth Tones (White, Off-White, Beige)
 - Red-Clay Roof Tiles
- Signs
 - Generally not present on buildings
 - Existing signs are individual letter-signs, both painted panels signs, attached to the building face and an obsolete painted sign. ■

Rehabilitation Guidelines for Existing Structures

Modifications of existing structures within St. James Square will probably occur over time and should complement the existing structures through a compatible design, that serve to strengthen the building's distinguishing qualities. The guidelines in this part specify design elements to be incorporated in the rehabilitation or modification of existing structures and when additions are proposed.

Maintaining Park/Building Relationships

- Maintain the existing setback of the historic structures.
- Emulate existing landscaping themes and patterns.



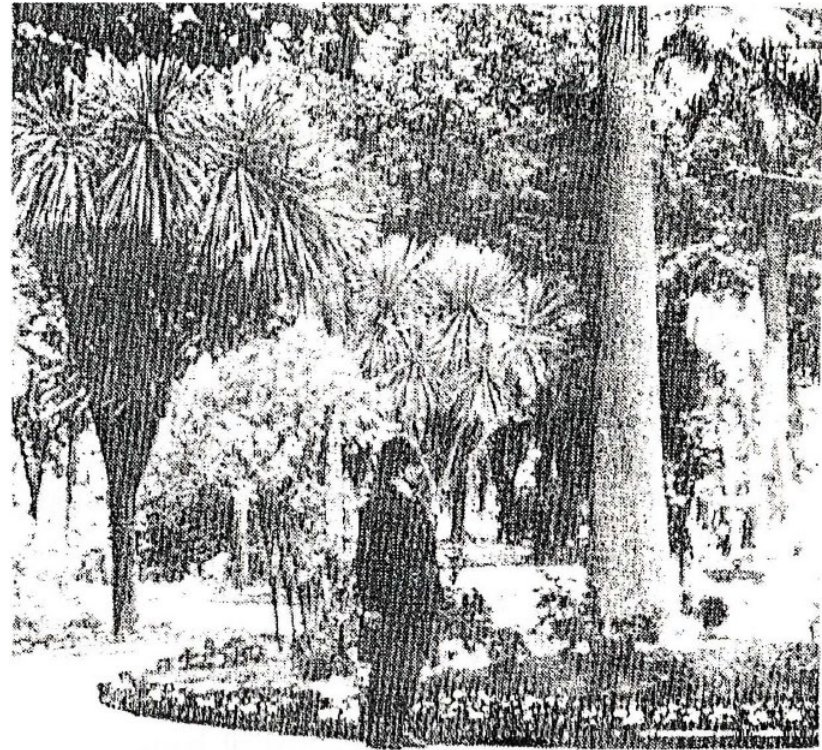
St. Claire Club - Scene from Old Postcard

Contributing Structures

- Entire structures should be rehabilitated for active use. Retaining only the facades of historic buildings is unacceptable.
 - Every reasonable effort should be made to provide a compatible use for building(s) which will require minimum alteration to the building and its environment.
 - Request for demolition of a contributing structure should not be considered without; (1) detailed plans for the replacement structure and (2) proof that no reasonable use of the existing structure is possible.
 - Many changes to buildings and environments which have taken place in the course of time are evidence of the history of the building and the neighborhood. These changes may have developed significance in their own right, and this significance should be recognized and respected.
 - The rehabilitation of existing structures should conform to the current version of the Secretary of the Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings.
 - Rehabilitation work should not destroy the distinguishing qualities or character of the property and its environment. The removal or alteration of any historic material or architectural features should be held to the minimum, consistent with the proposed use.
- All buildings should be recognized as products of their own time. Alterations to create an appearance inconsistent with the actual character of the building should be discouraged.
 - New additions should conform to the design guidelines for new construction. Wherever possible, new additions or alterations to buildings should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original building would not be impaired.
 - Distinctive stylistic features or examples of skilled craftsmanship which characterized older structures and often predate the mass production of building materials, should be treated with sensitivity.
 - Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and any other visual qualities.

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- Replacement of missing architectural features should be based on accurate duplications of original features, substantiated by physical or pictorial evidence rather than on conjectural designs or the availability of different architectural features from other buildings.
- Building color(s) should complement the building architecture, if not strengthen it, while being compatible to other buildings within the district, so as not to be contrary or a visual nuisance to the district.
- Setback areas should be simply landscaped. Horizontal planes of landscaping (e.g. lawns) should continue to be a predominant element as it now is.
- Landscape unity within the District should be sought by repetition of plant materials and in keeping with the character found in St. James Park or that of the sites with contributing structures.
- St. James Park is the focus of the District with the transition of the park to surrounding properties created by the existing planting strips with street trees and existing lawns areas and plantings within the setbacks of all the historical structures. Where street trees are missing on surrounding properties fronting the park, additional street trees should be required with development permits.



St. James Park - Scene from Old Postcard

Non-Contributing Structures

FORM

- Rectangular
- Crown structures with roofs visible to the street preferably hipped and gabled (both with a low pitch typical of existing buildings).

SCALE

- One to three stories front the park with taller portions or taller buildings setback from the historic building street edge.
- Monumental scale emphasized by vertical elements.
- Proportions should reflect existing scale of historic buildings.

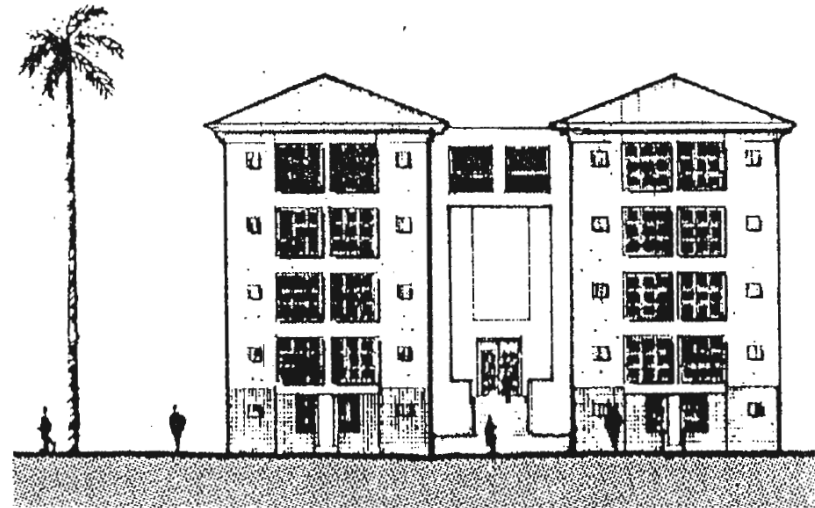
SURFACE TREATMENT

Building wall treatment should consist of basic building materials with architectural elements and detailing to enhance it. Color combinations should be simple, providing accents and/or contrast.

- Fenestration
 - Window openings should be vertical in orientation and recessed from the wall face.
 - Window clusters and/or patterns should complement the building form, be proportional to its scale and detailed consistent with the building architecture.
- Materials
 - Building materials should be appropriate to the architecture and style for which they are used.
 - Building materials should be typical of those used for the historic buildings.
 - Use tile or asphalt shingles on roofs.
- Detailing
 - Detailing should be appropriate to the building architecture and style.

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- Building detailing representative of that used on contributing structures includes textured or patterned surfaces, pilasters and other vertical elements and strong cornice lines. These elements should be introduced and used when appropriate.
- Color
 - Building color(s) should compliment the building architecture, if not strengthen it, while being compatible to other buildings within the district, so as not to be contrary or a visual nuisance to the district.
- Signs
 - All signs should be placed on the first floors of structures.
 - Signs should be attached to the building face, non-illuminated and either made of metal or etched into the building wall.
 - Text should be limited to building name and/or address.
 - Necessary lettering should be integrated into building surfaces. ■



St. James Place - Condominiums

New Building Guidelines

Although the architecture of Saint James Square is stylistically varied, the existing historic buildings share characteristics which, when abstracted and applied as design criteria, will ensure architectural cohesiveness and strengthen the perception of the historic district.

The guidelines in this part provide design direction and elements to be incorporated into new building proposals, to integrate and compliment the historic district.

General Character

- Buildings should be large in bulk and scale
- Buildings should be frontally symmetrical
- Buildings features should have massive proportions

Site Layout/Setbacks

- New development directly adjacent to an existing historic structure should be designed so as to respect the historic structures. Historic structures should not be crowded by new development.

- The setback of new structures should match that of the surrounding historic structures.
- In all locations, structures should be set back to the average of the setbacks of existing historic buildings along the street frontage not including front entry stairs which may protrude from the building.
- Where new construction occurs adjacent to a historic structure, the siting of the new structure should respect the view of historic buildings from a pedestrian perspective.
- Off-street parking should always be located away from the street, either under buildings, behind buildings, or in inside courts. In this way, the buildings can help define the street edges and corners.
- Parking lots or parking structures should not have frontage onto St. James Park, nor should they be accessed from the streets edging the park except where single-lot property ownership prevents access from said or rear streets.

Parking should be designed as an integrated part of each site and/or structure and architecturally treated with the same materials, detailing and facade articulation as the principal structure on the site.

Parking lots should not be visible from the street frontages of St. James Park.

St. James Square Historic District Design Guidelines

Service functions (e.g. garbage, deliveries) also should be accessed from side or rear streets where property ownership permits. Service facilities should be screened from view.

In all cases, site planning should take into account issues of safety and security. Building entrances, exits, parking access, and walkways should be visible to pedestrians to ensure safety.

Building Form and Scale

- Allowable building heights for a one lot depth (137 feet) on blocks fronting directly on St. James Park and on diagonal corners defined by St. James and First, St. James and Third, St. John and First, and St. John and Third should not deviate by more than one story from the heights of immediately adjacent historic buildings and in no case should exceed 70 feet.
- Where new buildings are to be constructed adjacent to historic buildings, the mass of the new buildings should be sensitive to, and harmonious with, the scale of the older buildings.
- Roof pitch should be no greater than 6:12 vertical-to-horizontal.

- All building entrances should front directly on streets surrounding the park. Provide well-defined pedestrian entries and building lobbies at street level.
- Buildings may be raised a half level or so above grade with major entry stairs, as in many of the surrounding historic buildings.
- The use of courtyards in building design is encouraged. Courtyards can act as storage for cool air, and can add cooling through lawns, trees, fountains and other landscaping. Balconies around this kind of courtyard space can increase enjoyment of them.

Surface Treatment

- Fenestration
 - There should be a greater proportion of wall than window.
 - Windows should reinforce the building design through placement, size, style and overall pattern.
 - Individual windows should be rectangular in shape and oriented vertically and be recessed from the wall.

St. James Square Historic District Design Guidelines

- Blank monolithic facades should be avoided. Facades facing the park should be articulated so that shadows will be cast by individual façade components. This can be accomplished by using wall elements such as windows, columns, and spandrels. All-glass and mirrored buildings are inappropriate. Avoid intensely colored glass and dark windows.
- Windows in at least the first floors of buildings should be clear glass in order to allow pedestrians to see interior activity.

Materials

- Building materials should be appropriate to the architecture and style for which they are used and compatible to those used in the historic building.

■ Detailing

- Architectural definition of buildings on their lower levels (within the field of vision of a pedestrian) is encouraged to provide visual interest and human scale.
- The detailing of new construction should incorporate typical detailing of historic structures as appropriate.
- Delineate openings with surrounds and frames.

- Utilize vertical elements such as pilasters or columns.
- Utilize strong cornice lines.
- All roof-mounted equipment should be incorporated within penthouses, which are architecturally part of the structure. Typical metal roof screens should not be allowed for this purpose. Locate service ports where they are not visible from the streets or sidewalks surrounding the park.

■ Colors

- Building colors should complement the building architecture, if not strengthen it, while being compatible to other buildings within the district, so as not to be contrary or a visual nuisance to the district.

■ Signs

- Signs should be placed on the first floors of structures.
- Signs should be attached to the building face, non-illuminated and either made of metal or etched into the building wall.

St. James Square Historic District Design Guidelines

- Text should be limited to building name and/or address.
- Freestanding signs should not be allowed.

■ Landscaping

- Setback areas should be landscaped.
- Landscape unity within the District should be sought by repetition of plant materials and in keeping with the character found in the Park or that of the sites with contributing structures.
- St. James Park is the focus of the District with the transition of the park to surrounding properties created by the existing planting strip with streets trees and existing lawns areas and plantings within the setbacks of all the historical structures. Where street trees are missing on surrounding properties fronting the park, additional trees should be required with development permits. ■



Early Photograph of St. James Park

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