



HISTORIC LANDMARKS COMMISSION DESIGN REVIEW COMMITTEE (DRC) MEETING

SYNOPSIS

WEDNESDAY, JULY 17, 2019

1:00 – 2:00 P.M.

City Hall Tower

200 East Santa Clara Street

ROOM T-332

COMMITTEE MEMBERS

Edward Saum, HLC Chair

Anthony Raynsford

Stephen Polcyn

Meeting Goal: Discuss preliminary project design and provide comments to staff and applicants.

Proposed Projects for Review:

1. **HP (Public Project).** Historic Preservation Permit to modify the Civic Auditorium at 135 & 145 W San Carlos St (HL86-40) for the City National Civic Auditorium Loading project. Work to include demolition of approximately 90 percent of McCabe Hall, changes to the west elevation, and installation of driveways and loading areas. The property is owned by the City of San Jose and operated by Team San Jose as an event venue. Council District 3.

PROJECT MANAGER, JIAJIA WANG, AIA, DEPARTMENT OF PUBLIC WORKS, CITY FACILITIES AND ARCHITECTURAL SERVICES DIVISION

Attachments:

1. [Preliminary Project Plans \(total of 13 sheets\): Exhibits A-K, dated 5/21/2019, City National Civic Auditorium Loading Plan Diagrams, dated 7/31/2018](#)
2. [Narrative Project Description-City National Civic Auditorium Loading \(total of 3 pages\), dated 5/21/2019](#)
3. [Civic Auditorium, DPR form, updated April 26, 2019](#)



Discussion and Comments

Project manager and architect Jiajia Wang with the City of San Jose presented the project. The City's consulting architect provided some project details including returning the original West Hall roof to its original configuration and rebuild West Hall. A low visual wall would align along San Carlos Street with a security gate. A separate parcel would be created with demolition of McCabe Hall, but no plans have been contemplated. Members of Team San Jose, the operators of the National Civic Auditorium, explained the need to provide adequate loading to accommodate the various types of shows being presented.

Commissioners felt that the 1960s McCabe Hall expansion to the 1934 Civic Auditorium has achieved significance on its own and has been an identifiable fixture along the street for over five decades. Commissioners asked if the project team can explore options that preserve a greater portion of McCabe Hall while also meeting the truck circulation needs of the Civic National Auditorium. Commissioners felt that having an open parcel with no plans would not be desirable as negatively experienced with past projects in the downtown, and would be a harder sell to the full Historic Landmarks Commission. Commissioners explained that looking at two historic properties that have achieved their own significance is complicated and further analysis is needed. Historic Preservation Officer, Juliet Arroyo, explained that a full CEQA and historic analysis will be conducted and the project will return to the full Historic Landmarks Commission.

2. **HP18-003**. Historic Preservation Permit to allow the demolition of a rear 348 square-foot addition and construction of two new residential units (totaling 2,529 square feet) attached to the rear of the existing approximately 3,000 square-foot Victorian house, built in 1874, a contributor in the Hensley City Landmark District and National Register District. Work includes rehabilitation of the existing house. The project is on a 0.22-gross acre site located at 419 North 5th Street and also includes Rezoning and Site Development Permit applications. Council District 3.

PROJECT MANAGER, RINA SHAH, PBCE

Attachments:

1. [Project Plan Set, dated May 3, 2019](#)
2. [Historic Resource Evaluation for 419 N Fifth St, dated July 3, 2019](#)

Discussion and Comments

Project manager Rina Shah summarized the project and the project applicants presented their design approach. Commissioner Polcyn commented that the addition was different but efficiently designed. It is not visible from much of the public rights-of-way and is smaller than the main, historic structure. He inquired about work to the historic house. Applicants responded



that the foundation and porch may have to be rehabilitated. He inquired if parking and density was meeting the code requirement. Project manager Shah explain the rezone process and that the proposals comply with all code requirements. Commissioner Saum commented that the addition was clearly subordinate to the primary historic dwelling. His suggestion was to break up the alignment of walls at the rear to acknowledge two different homes, and avoiding a long side wall. The Commissioners commented on experimenting with different sizes for the siding. Historic Preservation Officer, Juliet Arroyo, commented that she is looking into having contributors in City Landmark Districts eligible for the Mills Act. Preservation Action Council of San Jose members commented that the addition respects the historic house on the site and that in the future projects like this can embrace the history with a virtual tour.