



HISTORIC LANDMARKS COMMISSION DESIGN REVIEW COMMITTEE (DRC) MEETING

Meeting Minutes

WEDNESDAY, JUNE 19, 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

Design Review Committee Meeting Goal: Discuss preliminary project design and provide design comments to staff and applicants under the Early Referral policy.

Proposed projects for review:

1. **PRE19-059.** Enhanced Preliminary Review request to demolish Lido Nightclub building, remove surface parking lot, and construct a 6-story commercial/retail building immediately adjacent to City Landmark (Knox/Goodrich building) to be rehabilitated and reused as a lobby entrance. The project is located in the DC Downtown Commercial Zoning District/San Jose Downtown Historic District with a GP designation of DT Downtown.

PROJECT MANAGER, MAIRA BLANCO

Attachments:

1. [Preliminary Project Plan Set](#)
2. [Lido Nightclub building, DPR form](#)
3. [Knox/Goodrich building, DPR form](#)
4. [Downtown Commercial National Register Historic District, boundary map](#)
5. [Downtown San Jose Historic District Design Guidelines, adopted November 3, 2003](#)



Discussion and Comments

Applicant Presentation:

Owner, Paul Ring, and architect, Jeffery Current, gave an overview of the project design. A primary intent of the design is to keep the ground floor activated and to promote pedestrian-oriented uses, which includes setting the first floor back to provide more space at Fountain Alley and 1st Street. The design incorporates elements of metal and glass, follows the datum lines of the adjacent historical buildings, and is proposed with a green-black base color with warmer colors for the rest of the building.

Commissioner and Public Comments:

- Andre Luthard, with PAC SJ, suggested utilizing tin ceilings, lumber beams, brick, or other structural elements from the Lido building into the proposed development, or at least offering these features to others in the community for their use. He also felt that more articulation is needed between the edge of the proposed building and the adjacent Knox Goodrich building in order to emphasize the existing building's importance. Andre Luthard also expressed that as much of the Knox Goodrich façade should be preserved as possible, but that interior elements from that space should also be incorporated into the proposed lobby space as well.
- Commissioner Raynsford appreciated the proposed color scheme but felt that the materials/articulation may not follow the guidelines of the Downtown Historic District. He suggested reconsidering other exterior cladding such as brick and steel. He felt that the style was very contemporary, and that more consistency was needed. Commissioner Raynsford also disagreed with the asymmetry of the window bays and some of the material placement. Commissioner Raynsford stated the corner of Fountain Alley and 1st street should be more articulated and treated differently than the rest of the building.
- Commissioner Saum acknowledged the challenge that this project faces in being between two historic buildings. He agreed with Commissioner Raynsford in that the rhythm of the façade seemed off in some places, but felt that this rhythm was the most successful in the portion of the building closest to the Knox Goodrich building. Commissioner Saum appreciated the use of datum line placement, but felt that the second floor should match the use of scale and lines from the Knox Goodrich building rather than the Bank of Italy building.