



ACTION MINUTES

HISTORIC LANDMARKS COMMISSION DESIGN REVIEW COMMITTEE (DRC) MEETING

WEDNESDAY, JANUARY 17, 2018

1:00 – 2:00 P.M.

**City Hall Tower, 3rd Floor
200 East Santa Clara Street
ROOM T-332**

COMMITTEE MEMBERS

Edward Saum, HLC Chair (Absent)

Anthony Raynsford

Stephen Polcyn

Design Review Committee Meeting Goal: Discuss project design and provide design comments to the Historic Landmarks Commission.

Proposed projects for consideration:

1. **HP17-002 Historic Preservation Permit:** Update regarding proposed permit adjustment for minor building elevation changes (Parkview Towers), on property located at 39 East St. James Street, in the St. James Square National Register Historic District. Council District 3.
PROJECT MANAGER, EMILY LIPOMA

Emily Lipoma reported that the applicant decided to withdraw this project from the agenda because the applicant is in the process of making changes to the project and will be preparing new drawings. The applicant is interested in bringing the project to the Design Review Committee when plans have been finalized. This may occur later this year.

2. **HP17-005 Historic Preservation Permit:** To legalize an unpermitted conversion of a single-family residence to a 4-unit multi-family residence, including the removal of a bay window on the south side of the residence to improve driveway clearance, on property in the Hensley Historic District.
PROJECT MANAGER, ED SCHREINER

Primary conclusions reached by the Subcommittee's discussion:

- *The Committee agreed that the bay window, which is original and visible from the street, is a character-defining feature of the house and should be preserved intact. Buildings are not standardized in this District, and it is important to preserve the uniqueness of this building.*
- *The Committee recommended that staff research the basis of why the Zoning Code requires at least ten (10) feet for the driveway width in conventional Residential Zoning Districts. Based on the response, staff should provide options to the applicant on how he can move forward with the project.*

3. **HP17-006 Historic Preservation Permit:** To legalize the unpermitted removal of turf and landscaping and the installation of concrete on the front and side setback area of the Scottish Rite Temple (former San Jose Athletic Club) including the installation of shrubs and trees in the front setback area and shrubs along the side setback area of the site, on property located in the Historic St. James Square National Register Historic District (196 North Third Street) Council District 3.
PROJECT MANAGER: ED SCHREINER

Primary conclusions reached by the Subcommittee's discussion:

- *The building is in the classical style and the landscaping should reflect that formality.*
- *The landscaping, to the extent possible, should try to bring back some symmetry and balance between the two sides when the building is viewed from the front.*
- *The landscaping should be low enough so as not to block the features of the building.*
- *If the front paved area by the sphinx will be accessed only from inside the building, then openings out to the street are not necessary. Otherwise, the applicant may include gates to provide a deterrent to vagrants who may access the area after hours.*
- *The Subcommittee suggested the following:*
 - *Around the corner of the lot, a formal 2-foot to 3-foot tall hedge with a low wrought-iron fence (or other equivalent quality decorative fencing) located behind the planting;*
 - *Two rectangles of green lawn extending from the building wall out to the width of the bases of the sphinxes;*
 - *Green shrubbery next to the front building wall; and*
 - *No trees in the front of the building.*