



**HISTORIC LANDMARKS COMMISSION
DESIGN REVIEW COMMITTEE (DRC) MEETING**

SYNOPSIS

WEDNESDAY, DECEMBER 19, 2018

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 (absent)

Design Review Committee Meeting Goal: Discuss project design and provide design comments to staff.

Proposed projects for consideration:

1. **SP18-016.** Special Use Permit to allow the demolition of an existing commercial building and the construction of a 22-story, 242 foot-tall mixed-use building consisting of 374 residential units and approximately 35,712 square feet of retail space, with an alternative parking arrangement on a 0.57-gross acre site. The proposed project is located at 27 South First Street next to the San Jose Commercial National Register Historic District and across from City Landmark HS84-27 (Bank of Italy). Council District 3.

PROJECT MANAGER, NIZAR SLIM

The applicant team presented the revised design of the project and explained how they had addressed previous comments by the DRC. In summary, the following changes were made:

- *The monolithic design was changed to have a identifiable base, middle, and top*
- *The height of the building was lowered by 22 feet; the building is now 7 feet lower than the Bank of Italy building.*
- *Materials were changed to fit in with the historic context of the street.*
- *The second story screening was removed.*
- *The terrazzo tiles from the building currently on the site will be saved and incorporated into the lobby of the new building.*



The Subcommittee had the following comments:

The base of the building is greatly improved from the previous version.

The blank space on the south facing wall for the elevators and mechanical building core looks bare and is very noticeable; find a creative way to break up the blank space. Consider using shadow, texture, and louvres.

Brian Grayson of PACSJ stated that the Subcommittee should consider the height and mass of buildings on the viewshed, especially as new projects come through.

2. **SPA17-031-01.** Special Use Permit Amendment (Museum Place II) to demolish existing non-historic building (Parkside Hall) and construct an approximately 988,203-square foot office, retail, and museum building up to 19 stories, and two levels of below grade parking on a 2.35-gross acre site. The proposed project is located at 180 Park Avenue next to City Landmark HL86-40 (Civic Auditorium). Council District 3.

PROJECT MANAGER, CASSANDRA VAN DER ZWEEP

Staff gave an overview of the project.

The applicant presented the project and explained that there has been a change in ownership and the project use has changed from residential to primarily office use with retail along the paseo. The footprint is essentially the same at ground level. The second story is pulled back and the material used is concrete to complement McCabe Hall and Civic Auditorium.

The Subcommittee had the following comments:

The proposed geometric glass building contrasts greatly with the adjacent mission revival historic building. While the previous design was more “busy”, it related better to its surroundings. There should be elements to link the styles of the new building to the adjacent historic building, particularly with focus placed on the lower floors. Previously a pergola was proposed on the paseo to create a linking element, which is no longer included. The committee suggested:

- *Use landscaping to create a “draw” in the paseo and integrate the old building with the new building.*
- *Consider warming up the color of the new building to interact better with the adjacent Mission Revival building. Use less white/silver window treatment on lower floors*
- *Play with materiality at lower floors. Introduce more solid elements to relate to the Mission Revival building, instead of just glass.*