



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

**WEDNESDAY, OCTOBER 18, 2017**

**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 project design and provide design comments to the Historic Landmarks Commission.

**Proposed projects for consideration:**

1. [\*\*PRE17-102\*\*](#). Preliminary Review application for a 27-story tower with 285 residential units, 237 parking spaces and 6,105 square feet of retail on a property located on a 0.42 gross-acre site, located at 600 South First Street, in downtown San Jose. Council District 3.

*PROJECT MANAGER, SHAUNN MENDRIN*

2. [\*\*PRE17-169\*\*](#). Preliminary Review application for renovation/rehabilitation of the historic Bank of Italy listed on the National Register of Historic Places. The renovation would include window replacement and the addition of solar panels to increase energy efficiency, installation of new egress doors, and a new exit stairway on a 0.397 gross-acre site in downtown San Jose. Council District 3.

*PROJECT MANAGER, RHONDA BUSS*

There were two items on the agenda. Susan Walsh, HPO introduced staff, and provided clarification on the correct address for Pallesen Apartments.

## First project - Garden Gate Towers

The applicant presented the project. He mentioned that the presentation shows one solution to address the historic status of the buildings on-site. The project proposes to purchase/partner with the adjacent property thereby creating a larger project site. The project is a 27-story building in Downtown, with approximately 400 DU (including adjacent property).

Today's presentation shows the project without the adjacent project. Parking would be 3-4 levels below grade plus 1-2 above grade. The project design took into consideration the shade/shadow analysis, proximity to Downtown, and surrounding residential areas. The project applicant is looking at retaining the façade of the brick building as an entry point likely to the residential component.

Proposing to move the existing (historic) apartment building to the east end of the side, or looking for alternative sites to relocate building. One potential site is owned by the City's Housing Department, so it would be potentially used for affordable housing.

For the other historic building, the applicant is looking at retaining the façade, or proposing demolition if not feasible.

Commissioner Saum appreciated that the project addressed anticipated issues and concerns that may arise.

Commissioner Raynsford mentioned that he knows the general area very well and that it is a mix of different land uses. However, the project as proposed is overwhelming in form. He suggested breaking the massing to address the complexity of the neighborhood and setback the higher floors so that it addresses the existing pedestrian oriented feel.

Commissioner Saum said that First Street is narrow in scale so maintaining the pedestrian feel is important. Preservation of existing historic building and the massing of the project especially along lower floors should tie in well with the First Street feel. This is important since project is at the edge of 1<sup>st</sup> and Market Streets, therefore view lines are critical. Additionally, the L-shaped form should be avoided. Use massing, materials, and openings as good tools for design.

In response to Commissioner Raynsford's question on whether the building façade was mirrored glass, the applicant mentioned that it was not and that the project's intent was to keep the façade clean and less cluttered.

Commissioner Raynsford said that it looks more like an office building than residential, almost like a curtain wall. He suggested looking at other surrounding newer buildings that have included more compatible scale and materials.

The applicant said that this is a new design that tried to incorporate all these issues. He mentioned that the feasibility of moving the existing buildings to the other side of the Highway might be difficult and might include cutting the building.

Commissioner Raynsford wanted additional perspectives especially along Reed Street. The Architect responded that the views are similar.

Commissioner Raynsford and the HPO wanted to know if the project looked at salvaging/retaining more of the brick building. The applicant responded that since the project proposed going below grade it might not be feasible to retain more of the building than the façade.

Commissioner Saum suggested that in addition to incorporating the façade, the project should look at mimicking the historic elements in the interior space in lieu of using the actual elements. He clarified that the brick façade can be preserved on-site at other locations as well. He suggested that the project consider the materials that are proposed on other façades especially along Hwy 280. Commissioner

Raynsford mentioned that this was an opportunity to experiment with various materials on different façades.

In conclusion, Commissioner Saum said that he appreciates the role of this Subcommittee. The applicant thanked the Committee and staff for the opportunity; and mentioned that the next step of the project would likely include a Special Use Permit for moving the building.

### **Next Project – Bank of Italy**

HPO mentioned that staff is currently reviewing an administrative draft of the historic report. She introduced the Historic Consultant working on the report.

The applicant introduced the project. He mentioned that the project includes window replacement and solar panels. The window replacement includes a new innovative energy-efficient technology. This is one if the first in the nation, and serves as a good example of how a historic building can incorporate modern technology effectively. This provides connectivity to outside nature all the time. Window-tint changes with the sun's path. The solar panels are proposed o that they are only visible from Fountain Alley. He mentioned that the project includes voluntary upgrades to the building as well (on the interior), including an additional interior stairwell for safety. The architect explained the different window-tint options on each façade. He explained that the tint varies with solar intensity.

Commissioner Raynsford was concerned that the tint would make the building look darker. The architect/applicant team responded that on a sunny day any glass would appear dark. Additionally, the tint is set at an optimal level so as to not affect daylighting. Also the windows are double-hung, so in order to maintain the look an offset system gives the illusion of double-hung. Only some windows will be operable.

The applicant clarified that air exchange (for maintenance) is done in the night. Therefore, occupants have no control on operating the windows. In response to alternate locations for the solar panel, the architect explained that, due to limited space on the roof, they had to look at alternative methods and locations.

Commissioner Saum appreciated the use of new technology and said that for this specific building, the original design was well done and it's a great space. So, with this technology it gives a new and next life for this building. It is a good example to show how old buildings can be brought back to life.

Staff mentioned that they would work towards expediting the Historic Preservation application once staff receives it.