

State of California & The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code
 Other Review Code
 Reviewer
 Date
 Listings

Page 1 of 36 *Resource Name or #: (Assigned by recorder) 100-104 E. Santa Clara St. San Jose

P1. Other Identifier: Hotel Clariana

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 100-104 E. Santa Clara Street City San Jose Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 598492.83 mE/ 4132851.28 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
467-23-089

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The site consists of a large, five-story building reinforced concrete building with a full basement that was originally constructed in 1913 as the San Jose YMCA, and a surface parking lot in the rear. The building anchors the southeast corner of East Santa Clara Street and South Third Street with 57 feet fronting Santa Clara the prominent east-west corridor through the downtown of San Jose.

The building is sheathed in concrete with plaster applique. It is built on a rectangular floor plan oriented north to south. The East Santa Clara façade exhibits the traditional main entry and is 57 feet in length while the South Third Street façade, which has a newer entry closer to the parking lot is located

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



*P3b. Resource Attributes: (List attributes and codes) HP5 Hotel

*P4. Resources Present: Building
 Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front Façade 2016

*P6. Date Constructed/Age and Source: Historic Prehistoric Both
1913 Assessor's Records

*P7. Owner and Address:
RSTP Investments
100 E. Santa Clara St.
San Jose CA 95112

*P8. Recorded by: (Name, affiliation, and address) Bonnie Bamburg
Urban Programmers
10710 Ridgeview Ave.
San Jose 95127

*P9. Date Recorded:
11/20/2018

*P10. Survey Type: (Describe)
Project Specific

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.")

San Jose Downtown Commercial Historic District (National Register) San Jose Historic Resource Inventory

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

State of California & The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St. *NRHP Status Code 1D
 Page 2 of 36

B1. Historic Name: San Jose YMCA
 B2. Common Name: Hotel Clariana
 B3. Original Use: Social Organization B4. Present Use: Commercial(Hotel & parking lot)

*B5. Architectural Style: Beaux Art

*B6. Construction History: (Construction date, alterations, and date of alterations)
 Constructed in 1913, Alterations have occurred when the south addition was removed and in the early 1980s when the building became a bank and then general commercial space. Most recently the building has been rehabilitated, 2015-17 for use as a hotel.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

Urban setting.

B9a. Architect: William Bender b. Builder: unknown

*B10. Significance: Theme Commercial Architecture Area San Jose

Period of Significance 1913-1970 Property Type 5 story Commercial Building

Applicable Criteria 3-architecture and 1- Recreation & Culture (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The former YMCA is significant as the original location of a national social organization that has provided social education and benefit to the City since 1913, and with the development of a multi-story building proved San Jose had arrived as an important city (criterion A). Under criterion C, the architectural design was completed by one of the City's leading architects and the building remains an integral element of Modern Renaissance (Beaux Arts) design in the National Register listed, San Jose Downtown Commercial Historic District, where the former YMCA is a contributing building. The building is also listed in the San Jose Historic Resource Inventory.

Architecture: Beaux Arts is the architecture of the grand boulevards of Paris and Vienna in Europe and of the civic centers of San Francisco and Denver among countless other examples both nationally and internationally. (Continued on page 3)

B11. Additional Resource Attributes: (List attributes and codes) HP6
1-3 Story Commercial building, HP13 social Hall,

B12. References: See attached

B13. Remarks:

*B14. Evaluator: Bonnie Bamburg William Zavlaris,
MUP, Marvin Bamburg AIA, Historic
Architect

*Date of Evaluation: 11/20/2018

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

at the far south side of the structure. It is designed in an interpretation of Beaux Arts classical commercial form and illustrates all of the characteristics of this architectural idiom. The two street-facing facades rise 5 stories up from a full basement and can be divided into a first-floor base, a three-story shaft; and a single-story capital all topped by a very pronounced projecting eave with dentils, corner ornamental caps and crowned by a narrow, horizontal parapet.

The first floor is horizontal in feeling with two symmetrically placed, large rectangular-shaped plate glass windows that are divided by mullions into a main central aperture with tall narrow sidelights on either side topped by a narrow horizontal transom window above that is itself divided into three parts with a larger central light surrounded by two smaller vertically-oriented sidelights. These windows rest on a base of brick that forms a horizontal band that wraps around the two street-facing facades.

The East Santa Clara facade is raised one concrete step above the sidewalk. It exhibits a recessed glass paneled entry with two rounded vaguely Tuscan design columns on either side (these are not original). The door itself is composed of various glass panels with metal surrounds. A very large stringcourse separates this first-floor base from the 3-storied shaft of the building. This stringcourse projects from the side of the structure, forming a narrow portico over the old main entrance with the name "Hotel Clariana" emblazoned over the entry just under a header designed to imitate a classical balustrade. The string course is further ornamented by decorative ornament at each corner of the facade with a circle surrounding an inverted pyramidal form. These details also extend below the stringcourse in a continuation of the above ornament culminating in a rounded bottom with a centered circle. Directly below these applied decorative ornaments are projecting circular forms with more postmodern designs to the building. The shaft of the tripartite exterior design consists of the three floors of rectangular shaped, horizontally-oriented windows grouped in three clusters of 2 windows which add to the perceived height of the structure. The bottom most windows are larger than those of the two floors above indicating more public use of the rooms inside as opposed to the living quarters above and when taken into view with the slightly smaller windows of the capital section of the facade again add to the visual verticality of the building as experienced from the street.

CONTINUATION SHEET

Page 4 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 X Continuation X Update

The fenestration are of two types: all casement in form but with the larger first row divided by both a horizontal mullion and with multiple muntins resulting in a multi-light aperture. The above three rows only have muntins and are 4 over 2 in style. The division of the glass panes within the simple window forms which are otherwise noted by simple recessed surrounds add to the over-all ornament of the facade.

This shaft portion of the facade is repeated down the larger expanse of the South Third Street elevation.

Above the shaft is the capital portion of the facade which is the most decorative with a projecting cornice line that is composed of multiple horizontal bands and seven large horizontal supports on the Santa Clara facade and six more on the 3rd Street elevation. The window band that forms the 5th floor consists of apertures that are slightly smaller than those below but which are embellished by the unique flat rectangular shaped ornamentation that fill the space between the windows. This is the most highly decorated section of the exterior and when added to the over-scaled cornice line, deep eave with both smaller dental bands and large rectangular-shaped dentals with circle forms above and a repeat of the unique design that highlights the ground floor (only here the design shape is inverted and centered by round applied discs and finished by corner cresting). A recessed parapet finishes off the flat roof.

Two further features are the 2-story tall, vertically-oriented projecting metal sign signifying "Hotel Clariana" located at the northwest corner of the building along Santa Clara Street and the projecting metal fire escape rising 5-stories with an attached metal ladder to the flat roof that is located on far-left side of the South Third Street elevation.

The elements that define the East Santa Clara St. facade are continued down the South Third Street facade with four large horizontal windows, four ornamental details within the stringcourse, and five rounded lights between the windows. This facade has a break in the brick base just over halfway down the street front suggesting a possible removed old entry and then it culminates in a tall rectangular-shaped recessed entry on the southern side with its own small narrow projecting parapet with the hotel name repeated. This side entrance does not appear in the oldest photos. It was installed when the rear addition was removed to provide an entry that was closer to the parking lot. The remaining east-

CONTINUATION SHEET

Page 5 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

facing and south-facing elevations are very plain with minimal detail. The south facade is essentially a blank wall since it was once the location of the rear addition. It does contain a very tall metal light fixture that shines into the parking lot for safety. The east facade exhibits three horizontal bands of tall rectangular windows that are the same repeated form that is found on the central part of the two street-facing elevations. The corners of this eastern facade have projecting corners and three recessed spaces in the middle. The south and east sides of the building was obviously designed not to be viewed from the street and to be partially covered by neighboring buildings. More recently large horizontal bands of color add some interest to this utilitarian side of the structure.

100-104 East Santa Clara Street appears to be in good physical condition. The addition of ornament in the 1980s is more postmodern in design than classical yet it serves the original purpose of emphasizing the detailing of the building. Most significantly, the current building retains the basic features that made it a major anchor element within the urban core for the city of San Jose.

The area directly south of the site is an asphalted and gated surface parking lot that was once the site of a 3-story gymnasium building for the "Y".

Alterations to the building include removing the 3-story southern addition, the surface parking lot resulting from the removal of that addition; the removed side entry and the added second side entry, the projecting vertical signage at the northwestern corner of the building; and the very notable use of the post-modern detailing which replaced the original more traditional classical ornament. The bright paint palette is also a more recent alteration from what was originally a much more restrained use of color.

The restraint of the original classical design has been replaced with the desire to emphasize the applied, over-scaled polychromatic ornament on the building which is a hallmark of the postmodern design of the 1970's and 80's. In this case, they do not adversely affect the building's architectural value.

CONTINUATION SHEET

Page 6 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

B10 Significance Continued:

In the United States, it was the style of choice for the most important buildings in a community whether they be the city hall, the post office or the local bank.³ Likewise the major commercial buildings of the late 19th and early 20th centuries used this style to express their importance and urbanity. In California with its significant growth during this period, there are many extant examples of Beaux Arts architecture in cities both large and small.

During the second decade of the 20th Century, San Jose, like much of Northern California, was rebuilding from the devastation of the 1906 Earthquake. The new buildings were designed to reflect the new era and sought to be both classical and elegant in style as opposed to the fussy excesses of the late Victorian period. For important center city structures that reflected the aspirations of the growing communities, Beaux Arts classical motifs perfectly suited the times and place. William Binder, prominent local architect, designed two such structures in the Twohy Building on South First Street at Paseo San Antonio (San Antonio Street) and this YMCA building at East Santa Clara Street and South Third Street.

The site is significantly situated at the southeast corner of E. Santa Clara Street and South Third Street which are two very important downtown thoroughfares in San Jose. It is within the City of San Jose Downtown Commercial National Register Historic District, which includes the adjacent smaller commercial buildings running along E. Santa Clara Street to the corner of S. 4th Street immediately to the east. The size, scale and historic architectural quality of the building as it exists today adds significantly to the historic district.

The Young Mens Christian Association (YMCA). Founded in London in 1844, it was a major social reform organization whose goal was to improve the lives of young men in society. It was spawned during a period of much interest in improving conditions for a wide variety of people as society moved from the farm to the city and this translated well into the rising affluence of late 19th century America. The organization first settled in California in San Francisco in 1853 and thus was a major element in the growth of the new State. The late 19th century saw the rise of the industrial age with all of the disruptive societal issues that the times caused. The "Y" was founded to help guide the increase number of young

CONTINUATION SHEET

Page 7 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

men who moved from the country to the cities for work. Its mission soon spread worldwide and was considered one of the major civilizing influences to any community. As San Jose grew and prospered in the late decades of the 19th and early 20th centuries, the most prominent members of the community (both men and women) deemed that such an organization deserved a most distinguished building in the central city. Thus was planned the large edifice still standing at the southeast corner of Santa Clara and Third streets. The size, scale and design of the building reflects its importance to the city. Here was a place where young men could be guided mentally, spiritually and physically. It also provided living accommodations for them with 75 rooms. Its construction marked an important "coming of age" for the city and remained a significant societal force for much of the 20th century. In 1960 the "Y" moved to its current location along The Alameda west of the center city following a trend of that era when downtown San Jose was abandoned for surrounding neighborhoods. The building itself was left to slowly deteriorate although its size and location helped spare it from the wrecking ball that devastated so much of the central business district. After the YMCA left the building was used as an office building, a branch of the Philippines National Bank, an entrepreneurial incubator; and most recently as a hotel.



c.1915 Post Card: San Jose YMCA

The architecture is of major importance in affirming the site's significance designed by a prominent local architect and kept in a relatively unaltered appearance from the street.

Equally important is the fact that the building was the original main YMCA for the City of San Jose and required a significant contribution from the most prominent citizens of the day when it was built. It was a major demonstration of the growth and importance of a fast-rising San Jose at the very beginning of the 20th century.

Since this building was a major community asset supported by the most prominent citizens, it is not a surprise that William Binder was chosen as the architect and that in turn Binder would design the building in

CONTINUATION SHEET

Page 8 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 X Continuation X Update

a style that he was most familiar with and which connoted civic grandness.

William E. Bender, Architect

Known as San Jose's first major modern architect, William Binder was born in San Francisco in 1871 and obtained his architectural training working as a draftsman in different architect's offices. Most importantly, he apprenticed with one of San Jose's leading architects George W. Page. Binder's first office was a partnership with Fairly Weiland in 1895. The partnership located in the Porter Building on Santa Clara Street lasted two years. Binder opened his own office, in the same building with George W. Page, and immediately acquired major commissions including the Alcantara Building (1903), the Jose Theater, 1904, the Carnegie Library (1903), the 7 story Garden City Bank (first steel frame building in San Jose 1907, the Elks Club (1913 and the YMCA, in 1913. He designed most of the movie theaters in San Jose and the majority of the buildings developed by T. S. Montgomery redeveloping south First Street to William Street. This association stemmed from the many homes Binder designed in the Naglee Park subdivision promoted by Montgomery's Realty Company. By 1919, Binder had his office in the Binder Building.¹ His innovation was not only in using the design modes coming from the Chicago School of Louis Henry Sullivan but in the structural methods using steel framing, reinforced concrete and the first electric elevators. Today there are few of his building that remain north of San Carlos, the Twohy Building, the Montgomery Hotel, the YMCA and the facade of the Jose Theater. Exhibit his diverse design styles. Buildings designed by William Binder graced many cities in California, Gilroy, San Francisco, Milpitas, Stanford and more. During his career, Binder formed different partnerships, Binder and Schumacher Associated Architects (Garden City Bank Building), by 1917 he was in partnership with Ernest N. Curtis, a partnership that lasted with only a break when Curtis served in the military.

William Binder's first wife was Florence Gertrude Latta who died in 1925. He married his second wife Helenita Braue in January 1927. The

¹Building and Engineering News, Vol 1919
<https://books.google.com/books?id=WJhIAQAAMAAJ&pg=RA1-PR28&dq=William+Binder+Architect&hl=en&sa=X&ved=0ahUKewjlrKGP4bSAhViVWMKHTPtBt4Q6AEIJjAC#v=onepage&q=William%20Binder%20Architect&f=false>

CONTINUATION SHEET

Page 9 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

couple resided most of their lives on Kennedy Road in Los Gatos.
William died at his home in 1953.

Photographs:



Picture 1 100-104 E. Santa Clara St. (historic YMCA)

View: The corner of E. Santa Clara St. and S. Third Street. The historic entrance is on E. Santa Clara St. The hotel entrance is on S. 3rd Street.

Camera facing: SE

Date of Photograph: January 2017

CONTINUATION SHEET

Page 10 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 X Continuation X Update



Picture 2 100-104 E. Santa Clara St. (historic YMCA)

View: The front facade of the building at the corner of E. Santa Clara St. and S. Third Street. The historic entrance on E. Santa Clara St. has been remodeled, adding the columns and a contemporary glass door system.

Camera facing: SE

Date of Photograph: January 2017

CONTINUATION SHEET

Page 11 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update



Picture 3 100-104 E. Santa Clara St. (historic YMCA)

View: The S. Third Street facade. The entrance on the right was added to the building.

Camera facing: South

Date of Photograph: January 2017

CONTINUATION SHEET

Page 12 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update



Picture 4 100-104 E. Santa Clara St. (historic YMCA)

View: The rear facade without openings. This is where the three story gym building was attached to the main building. The area in front of this facade is a surface parking lot.

Camera facing: SE

Date of Photograph: January 2017

CONTINUATION SHEET

Page 13 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update



Picture 5 100-104 E. Santa Clara St. (historic YMCA)

View: The rear corner showing the blank facade and the east facade with the exposed structure. A surface parking lot fills the rear of the parcel.

Camera facing: west

Date of Photograph: January 2017

CONTINUATION SHEET

Page 14 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 X Continuation X Update

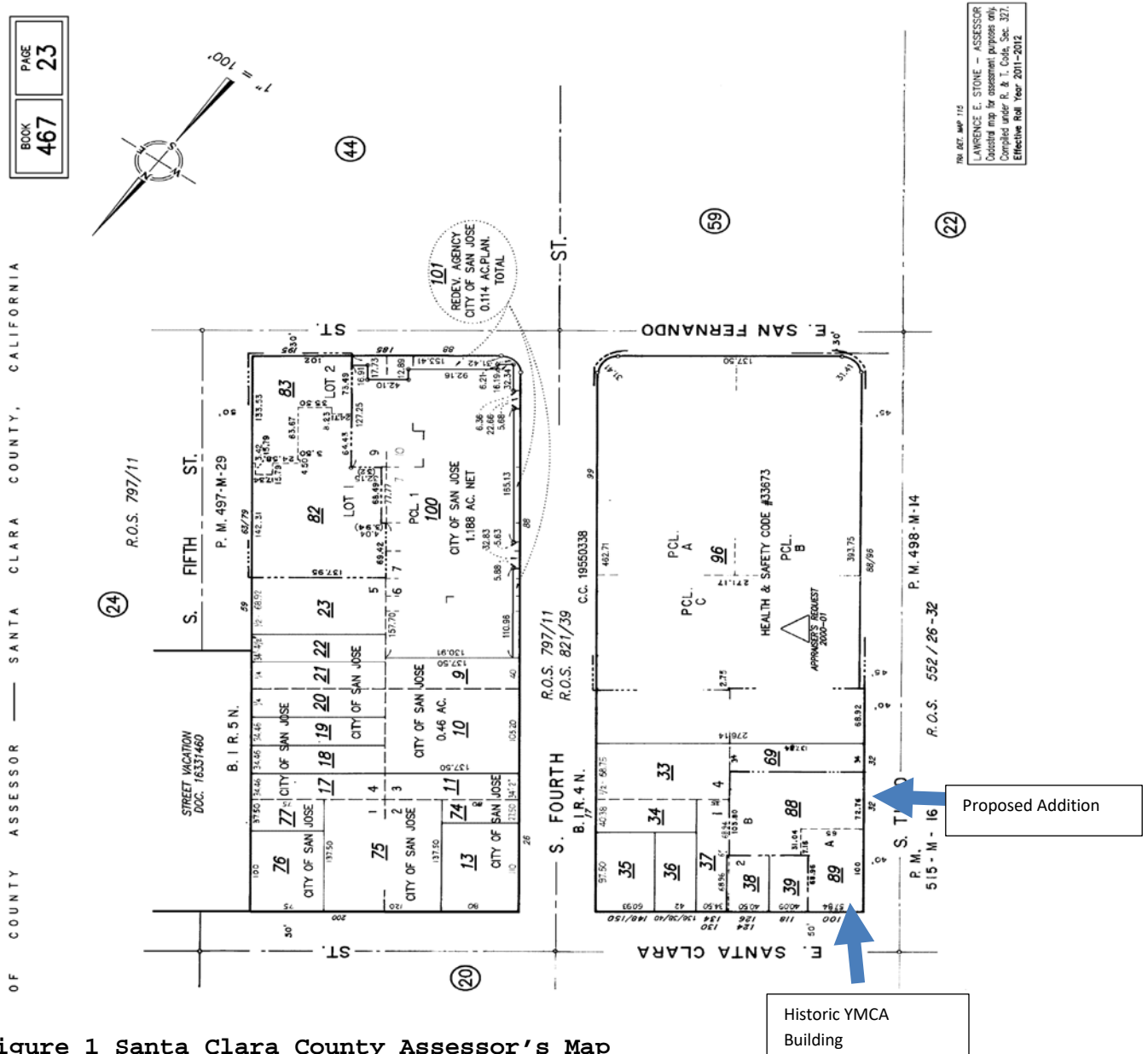


Figure 1 Santa Clara County Assessor's Map

The two parcels of this project are shown as the corner historic hotel APN 467-23-89 and the vacant parcel proposed for the addition and parking APN 467-23-88

CONTINUATION SHEET

Page 15 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

Regulatory Framework:

California (CEQA)

National Register of Historic Places:

The former YMCA was listed in the National Register of Historic Places as a contributing building to the San Jose Downtown Commercial Historic District on May 26, 1983. The opening paragraph describes the significance of the Historic District and the contributing buildings that contribute to the historic district.

"The San Jose Downtown Commercial Historic District is comprised of both architecturally and historically significant buildings. Dating from the 1870s to the early 1940s, the district represents the remaining vestiges of late nineteenth and early twentieth century commercial structures in the downtown. The area continues to serve as a major financial, commercial center for San Jose. The district is composed of two city blocks located between East Santa Clara Street to the north, East San Fernando Street to the south, South Third Street to the east and South First Street to the west. The district continues on the south side of East Santa Clara between South Third and South Fourth Streets. District boundaries were determined by the historical limits of the downtown, architectural quality, and intrusion factors. Structures on adjacent blocks were not included as demolition and new construction has undermined the area's historical and architectural integrity." ²

Since the listing in the National Register, The former YMCA has been rehabilitated to accommodate a change in use from the original religious/social organization to commercial use first as a bank, and then as an office building. The changes described above have been within the guidelines of the Secretary of the Interiors *Standards for Rehabilitation* and have maintained the important character defining elements of the original design. The building retains the integrity to be recognized as a historical resource and to convey its architectural significance. The seven aspects of integrity used by the National

²Bonnie Bamberg, National Register of Historic Places, Nomination for the San Jose Downtown Commercial District, 1982

CONTINUATION SHEET

Page 16 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 X Continuation X Update

Register: location, design, setting, materials, workmanship, feeling, and association.

The California Register of Historical Resources

This is "an authoritative listing and guide to be used by state and local agencies, private groups and citizens in identifying the existing historical resources of the state and to indicate which resources deserve to be protected, to the extent prudent and feasible, from substantial adverse change" (Public Resources Code Section 5024.1[a]). The criteria for eligibility to the California Register are based on National Register criteria (Public Resources Code Section 5024.1[b]). Certain resources are determined by the statute to be automatically included in the California Register, including California properties formally determined eligible for or listed in the National Register (PRC Section 5024.1,14 CCR Section 4850).

Because the former YMCA is listed in the National Register of Historic Places it is automatically listed in the California Register of Historic Resources.

San Jose Municipal Code: Chapter 13.48 - HISTORIC PRESERVATION

(italics are copied from the code)

As used in this chapter, the following *terms shall have the following meanings unless otherwise indicated from the context:*

A. Historical, Architectural, Cultural, Aesthetic or Engineering Interest or Value of an Historical Nature. The term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" shall mean a quality that derives from, is based upon, or related to any of the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;

2. Identification as, or association with, a distinctive, significant or important work or vestige:

a. Of an architectural style, design or method of construction;

CONTINUATION SHEET

Page 17 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

b. Of a master architect, builder, artist or craftsman;

c. Of high artistic merit;

d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;

e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or

f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.

3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

B. Historic District. "Historic district" shall mean a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development.

C. Landmark. The term "landmark" shall mean any of the following which have a special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature:

- 1. An individual structure or portion thereof;*
- 2. An integrated group of structures on a single lot;*
- 3. A site, or portion thereof; or*
- 4. Any combination thereof.*

D. Preservation. The term "preservation" shall mean the protection, conservation, enhancement, perpetuation, rehabilitation, restoration, repair, reconstruction or other action taken to repair, conserve or prevent the deterioration or

CONTINUATION SHEET

Page 18 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

destruction or removal of a landmark or property in a historic district.

E. Site. The term "site" shall mean any place or area or any portion thereof, including anything, element or fixed object thereon, whether man-made or natural.

Considering the definitions provided in SJMC 13.46.1 & 13.48.2 (relevant to the former YMCA.)

Findings: Criterion A. 1 and A. 2.a, 2.b.,

A.1. The former YMCA building, is associated with events of historical significance, it was the City's first formal building for the YMCA in an era when it was a community desire to provide social, moral and ethical guidance to young men.

A.2.a The building is a distinctive example of Beaux Arts design in Downtown San Jose.

A.3.b. The design is the work of a master local architect, William Binder.

Conclusion: The building meets the criteria to be considered a historic resource as defined in the San Jose Historic Preservation Section of the Municipal Code. It is eligible as a Candidate City Landmark.

Regulatory Framework when a project is proposed:

CEQA: The California Environmental Quality Act (CEQA) defines a historic resource as one that is listed in, or determined eligible for listing in, the California Register. Resources already listed, or determined eligible for the National Register and California Historic Landmarks 770 or higher, are also defined as eligible for the California Register.

The basic goal of CEQA is to develop and maintain a high-quality environment now and in the future, while the specific goals of CEQA are for California's public agencies to: 1. Identify the significant environmental effects of their actions; and, either 2. Avoid those significant environmental effects, where feasible; or 3. Mitigate those significant environmental effects, where feasible.

CONTINUATION SHEET

Page 19 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

The former YMCA was listed in the National Register of Historic Places as a contributing building to the San Jose Downtown Commercial Historic District on May 26, 1983. The building is a significant historic resource as defined by CEQA.

A project has been proposed to rehabilitate the historic YMCA building and to add a new building adjacent to the historic resource. The proposed rehabilitation and new building may cause an adverse change to the environment (historic resource).

Section 15064.5(b)(1) and (2) of the California Environmental Quality Act (CEQA) states that demolition or the destruction, relocation or alteration activities that would impair the significance of a historic resource results in a "substantial adverse change."

The San Jose General Plan states that: "Because historically or archeologically significant sites, structures and districts are irreplaceable resources, their preservation should be a key consideration in the development review process" (City of San Jose 1994).

The addition of a building on the same parcel and adjacent to the historic resource could result in a significant adverse change.

However, a project that has been determined to conform with the Secretary of the Interior's Standards for the Treatment of Historic Properties can generally be considered to be a project that will not cause a significant change (14 CCR § 15126.4(b)(1)). In fact, in most infill cases if a project meets the Secretary of Interior's Standards for the Treatment of Historic Properties it can be considered categorically exempt from CEQA (14 CCR § 15331).

Overview of the proposed project:

The proposed project is in two parts.

1) Rehabilitate the historic building to accommodate a hotel use with minimal change.

2) Add a new building that will attach to the historic building and will be located in much the same space as the previous athletic/residential wing of the YMCA.

CONTINUATION SHEET

Page 20 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

TCA Architects, provided the proposed architectural plans for the addition to the Hotel Clariana dated October 5, 2018.

1. The rehabilitation of the historic building has been completed. This work required minimal change to the character-defining elements of the exterior of the building. The interior had been extensively remodeled during the years the building served as a bank and offices. The alteration to the exterior is primarily the contemporary doors on the north and west facades. The historic doors were removed several years ago and were not stored on site. The rehabilitation repaired the character-defining features (shipped stucco and window frames), cleaned and painted the building following the color pallet of the previous renovation. The interior had been extensively altered removing interior finished and rearranging spaces. The current rehabilitation retained the interior corridor pattern of the upper residential floors. The hotel use required adjusting room configurations and adding individual (new) bathrooms and new floor and wall finishes. The rehabilitation redesigned the commercial lobby on the first floor to provide a lounge and service areas for the hotel. None of the original surfaces existed. New floor and wall surfaces replaced those of the bank era remodel. The hotel rehabilitation received a Certificate of Occupancy and began operating in 2017. The rehabilitation preserves the historic building's exterior façade's with only minor changes to the entry doors.

2. The proposed addition. The location for the new building is on the south side of the historic YMCA. This location is where an annex building was previously attached to the historic building. The annex provided both residential and athletic spaces for the YMCA.

The proposed addition as viewed from;

E. Santa Clara Street. The 6th floor penthouse of the addition is set back and cannot be seen from the street level of E. Santa Clara Street.

S. Third Street.

The proposed design on sheets A2.1 (Ground Site Plan) A1.1 (Ground Floor Plan) and A1.2 (Second Floor Plan) show the historic building is isolated from the new addition by a new parallel wall on the north facade of the addition. A modification to the plan now shows the new building set back from the historic building's SE corner. This allows

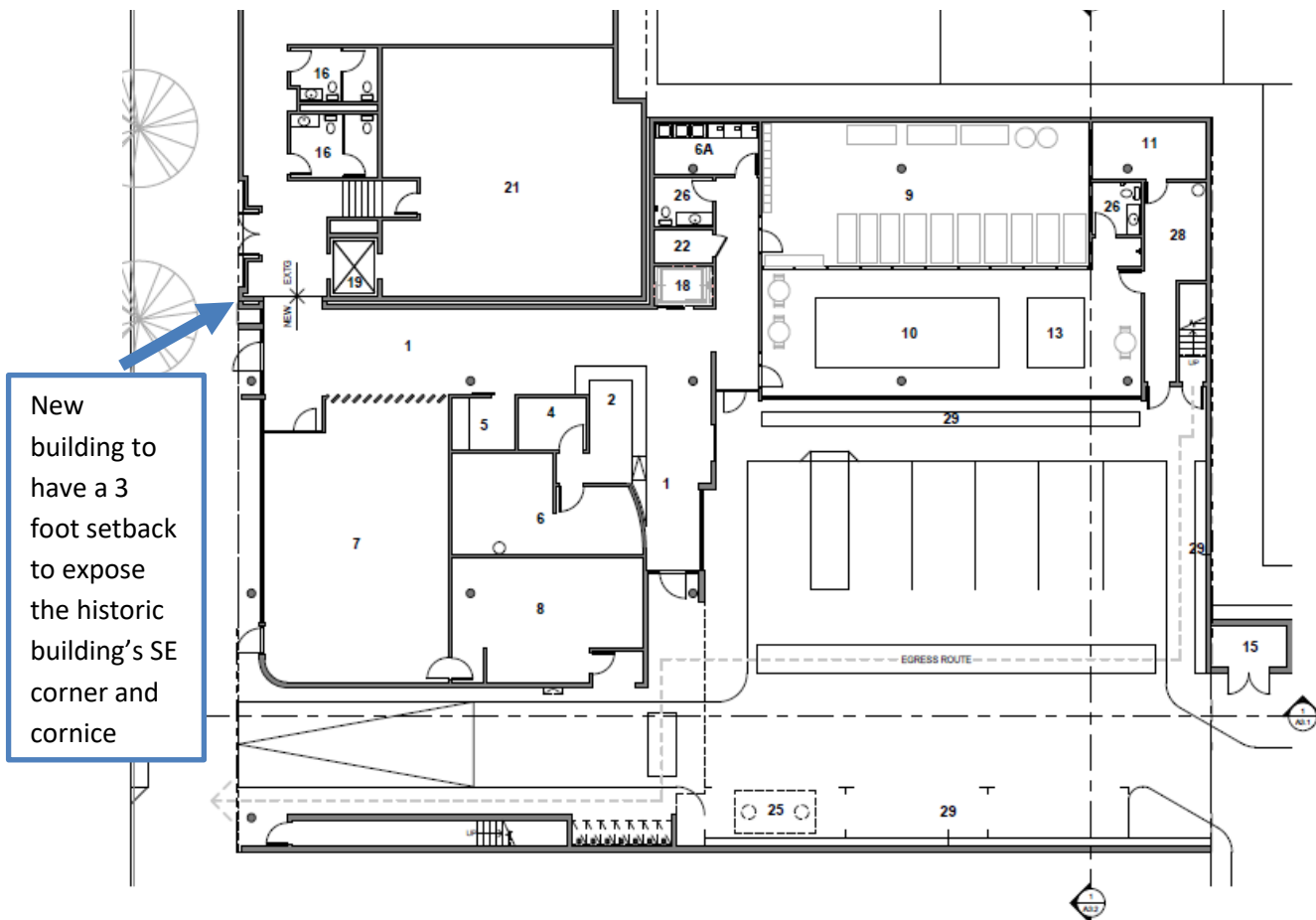
CONTINUATION SHEET

Page 21 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 X Continuation X Update

the corner of the historic building and the cornice return on the fifth-floor to clearly define the size of the historic building.

The set-back from the historic building is approximately 3 feet on the ground level sufficient to provide a distinction between the historic building and the new addition. Beginning on the second floor, the recess between the building was not shown on Sheet A1.3 (floors 3-5) and did not show a the cornice return of the historic building. A revision was made to move the new wall back and retain the cornice return as part of the SE Corner. ³



Dewing: TCA Architects, A-2-1. July 18,2018 not updated

³ RFI ! from Urban Programmers was sent to TCA requesting the revision. The document is in the appendix.

CONTINUATION SHEET

Page 22 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

The horizontal banding of the historic YMCA building, defining the different uses of the first, second through fourth and fifth floor follows the vocabulary of classical proportions. The addition includes horizontal banding at the same levels using less ornate cornice designs to maintain the horizontal lines of the historic building providing a compatible design that is distinctly different. For the first level on S. Third Street, the design for the addition proposes a recessed storefront divided vertically into doorways and an operable window section that can open to the street. A compatible rhythm is established between the new and historic window and door pattern that is enhanced by the horizontal line above the first level of the new addition that is aligned with the lower edge of the cornice on the historic building. The second, third and fourth levels exhibit fenestration in the addition that is similar in spacing and height to that of the historic building. The windows in the addition are metal vertical, single pane systems with minor frames and vents below. The cornice above the fourth floors also achieves compatibility in the proposed design. The historic YMCA Building has an ornate design while the addition uses a contemporary design of two projecting ledges with a recessed band (frieze) between. The fenestration proposed is different and yet continues the rhythm of the historic building creating compatibility in the design. The cornice line at level 5 is the culmination of the historic building and projects with an important design element. In the addition, a corresponding cornice similar, to the design at level four with two projecting horizontal bands with a frieze between, yet this appears to project farther. The addition raises to a 6th floor making the addition taller than the historic building. To mitigate the additional height the 6th floor is set back from the façade at the northwest corner distancing the new from the historic building. In the urban setting, and with the projecting cornice at the 5th level, the additional height is not overwhelming the historic building and may not be visible from the street view. Compatibility of materials is also important. The materials shown on the plans are plaster walls and metal frame windows. The plaster (stucco) is the wall covering of the historic building and a compatible material for the new addition.

The plans show the new building will be adjacent to the historic building on the south facade and will have the same floor heights as the historic building. The southern facade of the YMCA Building has been blank since the gymnasium addition was removed. The proposed addition is separated

CONTINUATION SHEET

Page 23 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 X Continuation X Update

from the east side of the historic building with the only connection on the south where the former annex also connected to the historic building.

The primary façade of the proposed addition that faces S. Third Street is compatible in the massing plan, height and architectural design, meeting the for an urban infill building. The new addition is set back from the historic building's facade to allow the corner and the cornice return to exhibit the perimeter of the historic building and its decorative cornice. On S. Third Street, the setback and compatible materials shown in the perspective drawing do not diminish the character-defining decorative facade on the historic building. The two sections read as an urban streetscape compatible with each other and the other buildings in the Downtown Commercial Historic District and those on S. Third Street.

The south elevation of the addition shows a plain surface with a recessed window for each floor in the center. The design is compatible with the historic building to the north.

The proposed addition extends into the current parking lot as shown on TCA Architects Sheet A1.1. The east façade of the historic YMCA building is adjacent to a two-story building. The plain stucco walls of the east façade include a recess with 1 over 1 pane windows where the upper frame is divides similar to those on the prime facades. Windows occur on levels 3, 4 and 5. In addition to the windows in the recess, windows occur on the same levels outside the recess to the south and a single window further south at the second level. The addition creates a separate building that is shown on TCA Architects Sheet A1.2 and A1.3 to terminate the addition so it would not cover the recessed windows on the historic building.

The addition is not structurally attached to the historic YMCA. The addition will not cause a change to the historic building's structural system or a loss of historic materials. The addition's elevations into the parking area shows typical fenestration for a hotel. This part of the addition is compatible in design and does not interface with the historic building.

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings.

The rehabilitation of the National Register listed former YNCA and the proposed plan for an addition to allow a hotel use were compared to the

CONTINUATION SHEET

Page 24 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

"Standards" to provide an evaluation of compliance and compatibility with the urban streetscapes.

The Secretary of the Interior's Standards for Rehabilitating Historic Buildings, were authored by the National Park Service, Cultural Resources Division, and can be found on the internet, the following sections and standards are taken from the website.

<https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."¹

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.¹

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The former YMCA included both recreational and, meeting spaces with residential floors. The south annex to the YMCA building was demolished many years ago. The proposed addition will return the residential and recreational use to the historic building and to the site. The use of the historic building as a hotel requires minimal change. The change to the environment is also minimal, in part because there was historically a multi-story addition that was located in the same space as the proposed addition. The connection between the buildings will occur in essentially the same location on each floor of the south façade as the former annex. To the south of the historic building, multi-story buildings have been developed on both sides of S. Third Street. The addition will fill the vacant space and improve the urban streetscape.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The rehabilitation of the historic building retains and preserves the building's character-defining elements and materials. The proposed addition does not remove or obscure

CONTINUATION SHEET

Page 25 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

the character-defining elements of the historic building's two primary facades, E. Santa Clara Street and S. Third Street.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The rehabilitation of the historic YMCA does not create a false sense of historical development. The proposed addition is compatible with the materials and horizontal blocks of the historic building in a contemporary design that does not include historic elements from past eras.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

There have been alterations to the historic building. However, these have all been without individual architectural merit and although they do not diminish the Beaux Arts desogm, they have not acquired historic significance. The ornamentation added to the historic building years ago has been retained.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Those areas of historic features that are found on the exterior of the building on the facades of E. Santa Clara Street, S. Third Street and minor window frames facing east are preserved in the current rehabilitation of the historic building and are maintained and preserved.

The proposed addition is recessed sufficiently behind the historic building on S. Third Street to retain the historic corner and cornice of the YMCA. The original construction of the historic building was seismically braced and converted to offices prior to this rehabilitation. That work changed the historic materials and removed some craftsmanship. The significant character-defining features and examples of craftsmanship exhibited on the exterior have been repaired and are preserved. The proposed addition will not change the defining characteristics of the historic building.

CONTINUATION SHEET

Page 26 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The historic building has been repaired and those features that characterize the architecture, particularly windows and ornamentation on the E. Santa Clara Street and S. Third Street facades that had been cracked or chipped have been repaired and preserved. This includes repair or replacement in kind of the multi-pane windows on the upper floors. The original entry doors were removed in the 1980s columns were added. These entry columns were retained and new frameless glass doors were installed behind the columns. The rehabilitation repaired features of the building and preserves the existing historic craftsmanship and materials of the building. Retaining the alterations, columns and decoration allows the different eras and uses to be represented.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Although the specification was not available, observations show the preparation and painting of the building did not use sandblasting or excessive chemical treatments to clean the building.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

There is no new excavation under the historic YMCA Building. The addition is proposed for the same location as the previous annex. It is unlikely that significant archeological resources will be found during the excavation. Should archeological materials be found State Law must be followed.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

CONTINUATION SHEET

Page 27 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

The plan proposes an addition to the south and east of the historic building. This covers the same area where the annex (gymnasium and rooms) was previously constructed and attached to the historic building. The proposed addition extends to the south and to the east into a parking lot. The addition is six stories, one level higher than the historic building. The sixth floor is an open garden on its north end creating a separation from the historic building. This is compatible and with the historic building and fits within the urban setting. The addition is differentiated from the historic building in design and compatible by maintaining the horizontal blocks of the historic building while not copying the architectural details or ornamentation. The addition is compatible in scale and mass to the historic YMCA.

The proposed plan does not destroy historic materials that characterize the YMCA building. The primary facades on E. Santa Clara Street and S. Third Street (the north and west facades) were repaired. The proposed addition is shown on the south facade that is blank with the exception of the ornate cornice return at the roof line. Openings where the YMCA connected to the former annex (gymnasium) were closed and covered with smooth stucco that created a blank facade. This is also the treatment for a portion of the east facades of the historic building (in the current parking lot). These facades, with the exception of a cornice return are without ornamentation or design qualities. The east facade has a recess on floors 3-5 with double hung windows exhibiting the same multi-pane style as the front facades. Utility windows at each floor are south of the recess. The east facade is not visible from the street.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The proposed addition is a separate building with a separate structure. The connection to the historic building is at the corridors of the second-fifth floors, as did the former gymnasium building and with a flexible caskey type closure to cover the small space between the two buildings. As happened in the past, when the gymnasium addition was removed, if the proposed addition were to be removed it would not impair the structure or character-defining elements or structure of the historic YMCA building.

CONTINUATION SHEET

Page 28 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update

The rehabilitation of the historic YMCA and the proposed addition to the historic resource meet the criteria of the Secretary of the Interior's Standards for the Treatment of Historic Properties, and The Secretary of the Interior's Standards for Rehabilitating Historic Buildings by the following measures.

- An analysis and complete description of the character defining features of the historic building was prepared.
- The rehabilitation of the historic YMCA did not make changes to the character-defining elements.
- The proposed new addition occurs on a blank wall adjacent to the S. Third street facade. The wall was previously covered by a building that was removed over 50 years ago.
- On the west side (front facade of the proposed addition), the addition is set behind the east corner of the YMCA to show the extent of the historic building and preserve the cornice return of the historic building.
- The proposed design for the new building does not change, detract or diminish any of the character-defining features of the historic YMCA building.
- The rehabilitation has repaired and preserved the character-defining features of E. Santa Clara Street and S. Third Street, the prime facades. No changes are proposed for the east façade.
- The proposed addition is of a different but compatible style clearly definable as a new building and distinct from the historic resource and those of the historic district.
- The connection between the old and new buildings is a minimal attachment with openings for connecting corridors that are in the same locations as those of the former gymnasium building, and do not damage the structure of the historic resource. The proposal is for a design that is compatible in materials and horizontal definitions and does not overwhelm the historic YMCA building.
- The addition is a separate building. If the addition is removed, the historic building can be easily repaired without damage to the character defining features or the structure of the building.

CONTINUATION SHEET

Page 29 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 X Continuation X Update

Conclusion:

1. The rehabilitation of the historic (former) YMCA meets the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

2. The design proposed for a new addition to the historic building as noted above, meets the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings, particularly Standards, 9 and 10.

CEQA: The rehabilitation and proposed addition comply with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.⁴ Thus the rehabilitation and proposed addition do not create an adverse change to the historic resource or its environment.

SOURCES CONSULTED - Architectural drawings

The proposed addition: Architectural drawings prepared by TCA Architects, dated October 5, 2018 was the basis for this review. The plan set is composed of 27 sheets.

LIST OF SOURCES CONSULTED- Public Records and Maps

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CONTINUATION SHEET

Page 30 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 X Continuation X Update

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CONTINUATION SHEET

Page 31 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.
*Recorded by: Urban Programmers *Date 11/20/2018 X Continuation X Update

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Repositories Consulted

Martin Luther King Jr. Memorial Library, San Jose Main Library,
California Room.

Santa Clara County Recorder's Office, Official Records and Deeds

History San Jose, Archives

APPENDIX

Architectural drawings: TCA Architects
October 5, 2018.

RFI #1 Urban Programmes to TCA Architects 10/12/2018

CONTINUATION SHEET

Page 32 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update



Architectural Sheet A.1.1 Showing the perspective from the north west corner of the historic building and the addition to the south in line with the other urban streetscape. The addition retains the horizontal blocks and lines of the historic building and is compatible with the materials and design rhythm of the historic building.

CONTINUATION SHEET

Page 33 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update



Architectural Sheer A.4.1 shows the proposed plan for where the buildings are attached at the S. Third Street elevation. The proposed addition does not intrude upon the historic building and does not mimic the historic style of the former YMCA

CONTINUATION SHEET

Page 34 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 Continuation Update



Architectural Sheet A.4.2 showing the E. Santa Clara elevation of the historic building and the general street scape of other buildings that are in front of the proposed addition. From the street level the addition will not be visible and when visible will not appear as part of the historic building.

CONTINUATION SHEET

Page 35 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 X Continuation X Update



Architectural Sheet A.4.3 Showing the east elevation of the addition. This side of the addition does not detract from the historic building.



Architectural Sheet A.4.4 Showing the south elevation of the addition. This façade will not adjacent to existing buildings and does not diminish the historic character of the former YMCA.

CONTINUATION SHEET

Page 36 of 36 Resource Name or # (Assigned by recorder) 100-104 E. Santa Clara St.

*Recorded by: Urban Programmers *Date 11/20/2018 X Continuation X Update

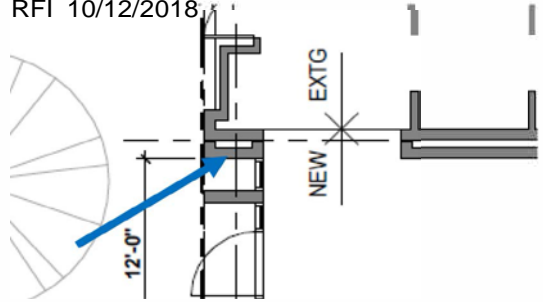


Architectural Sheet A.1.3 showing the interface between the proposed addition and the historic building on S. Third Street. This perspective shows the setback of the addition that allows the historic building to be seen as a separate building from the street level.

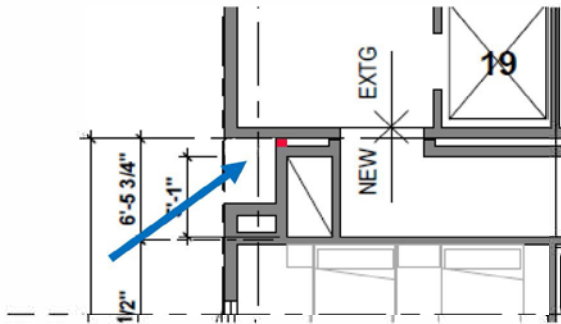
Area of concern: The proposed addition creates an end wall that may obscure the south west corner of the historic building. A recommendation is made to keep the new wall behind the corner of the historic building to allow the historic building to define its corner. The following RFI was submitted by Urban Programmers to TCA Architects. Agreement was reached to allow at least the lower floor to show the historic corner and to maintain a setback at the cornice line and the return at the top of the historic building.

Correspondence between TCA Architects and Urban Programmers regarding the face of building connection between the historic building and the proposed addition. This is the only area of concern as it may not meet the Secretary of the Interiors Standards #9 which infers the new addition should not obscure the character defining features of the historic building. The corner and cornice are features of the historic building.

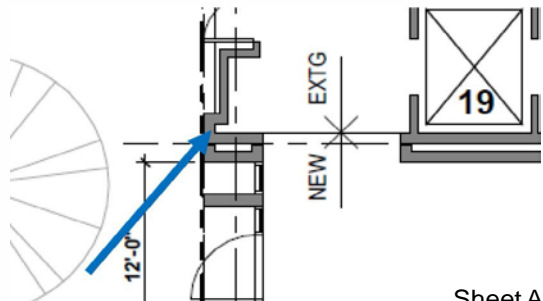
Historic Preservation Review
RFI 10/12/2018



Sheet A1.1 Ground level



Sheet A.1.2 Second level



Sheet A.1,3 Floors 3-5

1. Concern: Distinction between the historic building and the new addition on the south facade (S. Third Street). Typically, the City likes to see a setback of 3 ft. behind the face of the historic building.

For this plan, the distinction can be accomplished by removing the small section of wall (ground level to the 5th floor). It appears that this is not a structural wall and would be sufficient to keep the section of the south corner wall and cornice return of the historic building clear of the new addition, and thus clearly show the edges of the historic building and differentiate the two buildings.

Suggestion: Remove the wall at all levels as shown here for the Second Level.

If the cornice return is greater than this space make the chase smaller to show the cornice and wall.