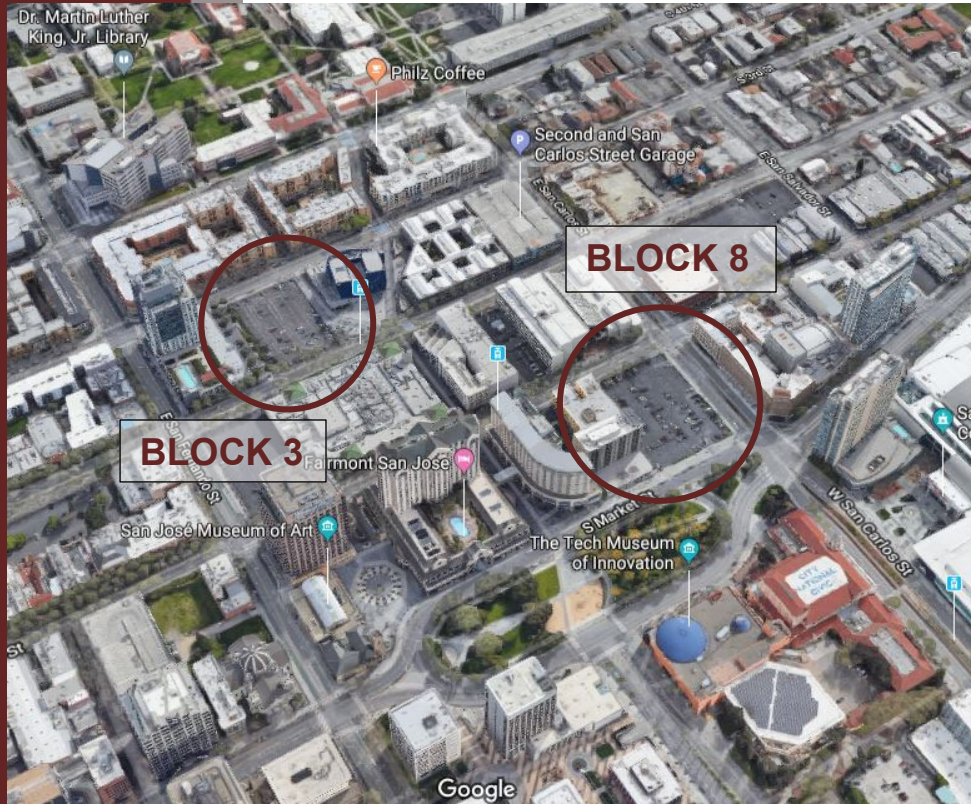


HISTORIC RESOURCE PROJECT ASSESSMENT

Block 8 Building and Block 3 Parking Structure Project
San Antonio Plaza Redevelopment Area
282 S. Market Street
San José, Santa Clara County, California
(APN #259-42-080 and 467-22-160)



Prepared for:

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FINAL 01.22.19



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Cover image: (Google Maps 3-D Image of the Vacant Sites © Google Maps/Google Earth)

SUMMARY OF FINDINGS

A mixed-use high-rise building project called Market Street Towers is proposed for a site known as Block 8 within the San Antonio Plaza Redevelopment Area in Downtown San José that has been used solely as a parking lot since 1999. This urban site has contained a variety of buildings over the years, including single-family residential, civic structures and retail buildings. The project is proposed for the southern portion of the block north of West San Carlos Street between South Market and South First Streets, across South Market Street from Plaza de César Chavez.

A related parking garage project, located on Block 3 of the same redevelopment area, will have ground-floor retail space. This ancillary structure is proposed for a site that has been used primarily as a parking lot since the mid-1980s but was a residential area in the late 1800s and occupied by parking, warehouses, and somewhat larger-scale commercial uses in the twentieth century. The project is proposed for a mid-block site south of San Fernando Street, spanning between Second and Third Streets immediately north of the Hammer Theatre.

Surrounding properties were reviewed for historical significance as a part of this report. Adjacent to and near the Market Street Towers project, six nearby properties are listed City of San José Landmarks and are considered Historic Resources under the California Environmental Quality Act (CEQA). One property is listed as a Structure of Merit in the City of San José Historic Resources Inventory. No properties adjacent to the Block 3 parking garage qualify as being historic, but a historically significant pair of fan palm trees are adjacent to the proposed site should be included in the project for preservation. The properties are outside the boundaries of the potential historic districts that were identified in the 2000 *Downtown San José Historic Resource Survey* by Dill Design Group.

According to the 2004 Draft *San José Downtown Historic Guidelines*, review of the proposed projects is intended to be based on their consistency with a historic “subarea” that can provide design context. The project subareas include a variety of historically listed properties. The subarea that surrounds the Market Street Towers project is based on shared character-defining features of the nearby historic resources. The proposed towers project design is not fully consistent with the Goals and Policies of the City of San José, as represented by an analysis using the 2004 *Downtown Historic Design Guidelines*. The design has the potential for creating an impact on the historic pedestrian use of the area and the visual setting of the nearby historic properties.

The proposed Block 3 project currently meets the intent of the City’s General Plan Goals and Policies with regard to historic preservation design; however, the adjacent resource needs to be better identified and protected in the project. The potential exists that construction of either of the proposed projects could result in physical impacts to the adjacent historic resources, so this report includes recommendations to help prevent any unforeseen effects.

INTRODUCTION

Two properties in the Downtown Core of San José are proposed for related building projects reviewed in this report. On the north side of West San Carlos Street, spanning the block between South Market and South First Streets, a seventeen-story mixed-use high rise is proposed for commercial and office space, known in the preliminary phase of design as Market Street Towers (or Block 8 within the San Antonio Plaza Redevelopment Area). The project site is immediately south of the historic Montgomery Hotel (now known as Four Points by Sheraton San Jose Downtown, a designated San José City Landmark and a National-Register and California-Register listed property.

Proposed for an off-site seven-story parking garage with ground-floor retail space is a parcel south of San Fernando Street, spanning mid-block between South Second and Third Streets. The structure is north of the pedestrian way known as Paseo de San Antonio and is within Block 3 of the San Antonio Plaza Redevelopment Area. Both project sites are near historic resources governed by general plan policies and historic preservation ordinances of the City of San José.

Both projects have been filed under related preliminary review applications; PE18-197 for the Block 8 project, and PRE18-196 for the Block 3 project. The Block 8 Project architect is Arquitectonica of Los Angeles. The project is addressed at 282 South Market St. and its Assessor Parcel Number is 259-42-080. The project architect for the Block 3 Parking Structure project is Devcon Construction of Milpitas. The project is addressed at 150 South Second St. and its Assessor Parcel Number is 467-22-160.

David J. Powers & Associates, Inc. contracted with Archives & Architecture, LLC, to prepare this historic resource project assessment as a part of preparation of documents for environmental review of the projects. This report may be used to inform the environmental process in order to conduct review for the project under the California Environmental Quality Act (CEQA) and the City's regulations. The City's Planning Division within the Department of Planning, Building, and Code Enforcement (PBCE) has requested that a report such as this be submitted as a part of their review. It is practice of the City of San José to require that an historic resource project assessment be done by a qualified architectural historian and/or historic architect when a project involves an existing or potential historic resource.

Purpose and Methodology of this Study

This report is being prepared for review by staff of the Planning Division of the Department of Planning, Building and Code Enforcement, and is intended for inclusion in the environmental documents prior to the determination on the project.

This document is presented in a report format and addresses potential impacts of the proposed new Block 8 and Block 3 projects on historic resources adjacent to and surrounding the project areas. The report has generally been prepared according to the

City of San José Revised Guidelines for Historic Reports, published on February 26, 2010. This report includes a section on regulatory context. It has been prepared by qualified historical consultants from Archives & Architecture, LLC.

The report contains a brief presentation of the project and its location, as well as a summary of the historic context of the subject site. Historical research was conducted by the staff of Archives & Architecture; it consisted of a review of both primary and secondary sources of historical information.

Based on the architectural and historic context of the site and its setting, as well as based on previous evaluations and reports about properties in the area, this report includes a list of buildings on nearby properties that summarizes their historical status. The list, in table format, identifies significant historic resources in the area as defined by CEQA and identifies buildings that have been listed within the City of San José Historic Resources Inventory. The report documents properties within 200 feet of the property, a dimension that has been used in the past by the City of San José to assess potential project impact on historic resources. In the appendix to this report are the previous evaluations for historical significance of the buildings that have federal, state or local significance.

This report then identifies and analyzes concerns about the projects' potential effects on the adjacent and nearby historic resources with regard to architectural design and physical effects of construction. A CEQA based analysis of potential impacts to identified historic resources is provided. The included design analysis was approached using the 2004 *Draft San José Downtown Historic Guidelines* (San José Guidelines). Although not formally adopted, the Guidelines have been used in the planning process to provide a framework for architectural analysis of proposed designs in the Downtown Core area. The San José Guidelines use the concept of "subareas" for contextual analysis.

This report identifies and evaluates the subareas for both proposed buildings for their ability to provide a significant design setting for the proposed project. Because the project is not an addition to or alteration of an existing historic resource, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* were not used.

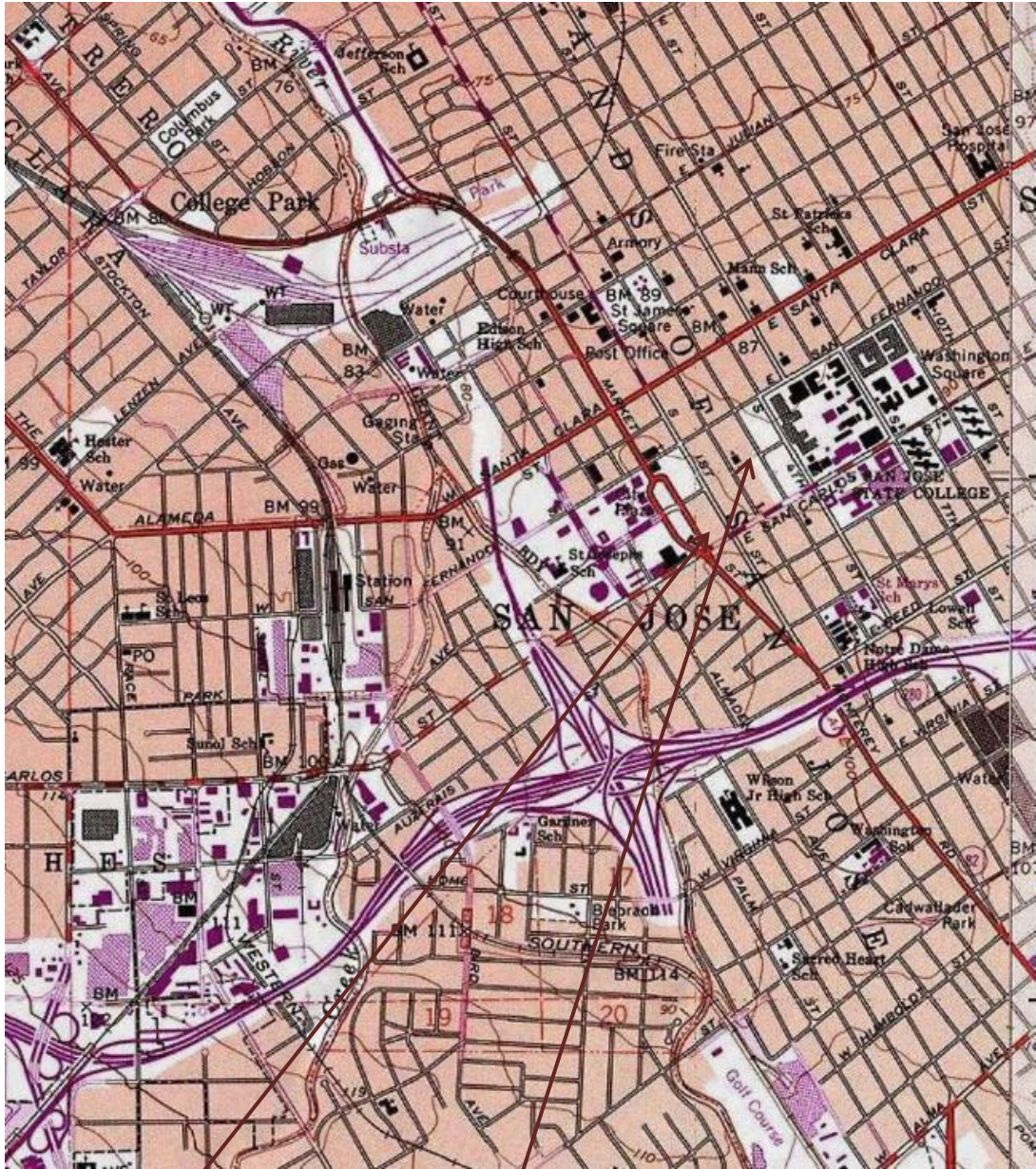
Qualifications of the Consultants

The principal author of this report was Leslie A.G. Dill, Historic Architect and Architectural Historian. Ms. Dill has a Master of Architecture with a Historic Preservation Program Certificate from the University of Virginia, Charlottesville. She is an architect licensed in the State of California. She has been consulting in the field of Historic Preservation for over thirty years.

Collaborating in the preparation of the report was Franklin Maggi, Architectural Historian. Mr. Maggi has a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley. He has been consulting in the field of Historic Preservation for over two decades.

Leslie Dill and Franklin Maggi meet the Secretary of the Interior’s qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History and Historic Architecture, in compliance with state and federal environmental laws. CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

Project Location Map

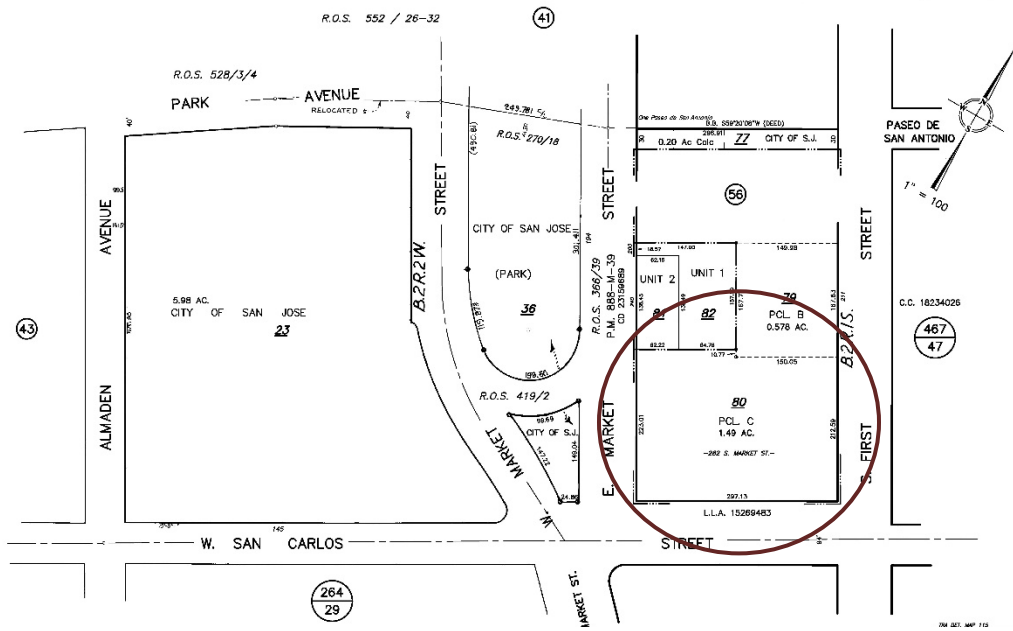


BLOCK 8

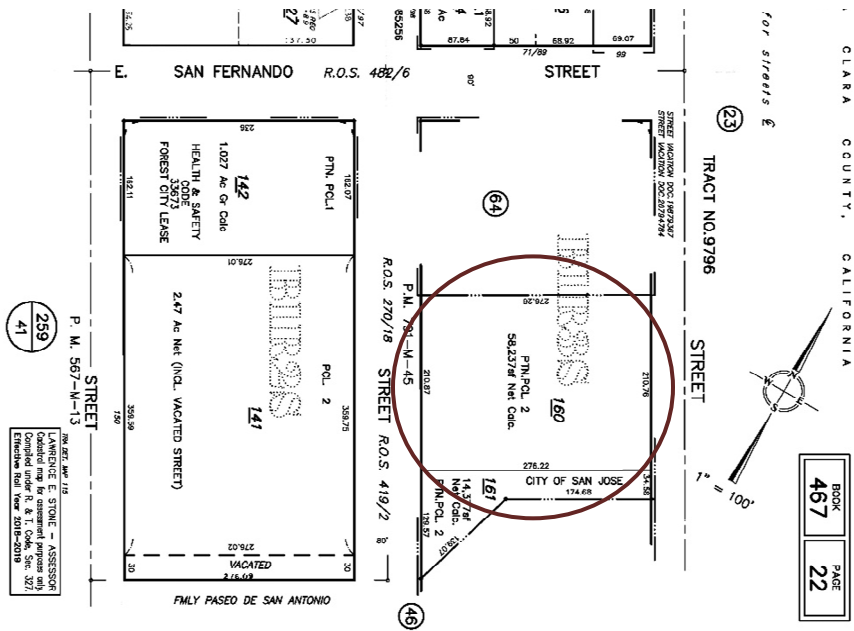
BLOCK 3

USGS Map, 2016, from National Geographic

Assessor's Maps



Block 8 Site – Santa Clara County Assessor's Office



Block 3 Site – Santa Clara County Assessor's Office

Project Descriptions

Block 8

The Market Street Towers project on Block 8 is on the north side of West San Carlos Street between South Market and South First Streets. The Block 8 project is addressed as 282 South Market St., and its Assessor Parcel Number is 259-42-080.

The proposed project is shown as a commercial and office highrise with just under 940,000 gross square feet of building and parking area combined. The building is formed of four spiraling oblong towers connected by a central tower. Two of the towers, diagonal from each other, have occupied seventeenth stories. The northwest tower has a roof garden at the sixteenth floor, and the southeast tower has a roof garden at the seventeenth floor. The ground floor of the proposed building is designed for commercial retail space and lobby areas for the upper levels. There are five levels of parking above the commercial level. Above the parking are multiple floors designed for office space. There is a mechanical level in the tops of the two taller towers.



*"Perspective View from Market Street and West San Carlos Looking North [sic]" Arquitectonica.
September 18, 2018.*

Block 3

The mixed-use parking garage and retail building proposed for Block 3 is described in the Planning Submittal documents as follows:

The project is a 1,038-car parking structure configured as a three bay (parking module) wide structure and has a total of eight levels (grade and 7 above grade levels). The grade level

contains approximately 12,198 square feet of commercial space plus support spaces (i.e. electrical room, transformer room, fire pump rooms, etc.) The commercial space will be designed as a “cold shell” with tenant improvements under separate permits.



“Conceptual Rendering” Devcon. August 20, 2018.

ARCHITECTURAL AND HISTORICAL CONTEXT

Historical Development of the Project Areas

The project sites are within Downtown San Jose’s San Antonio Plaza Redevelopment Area. The San Antonio Plaza Redevelopment Area is an eight-block section of downtown San Jose that includes properties bounded by South Market Street on the west, South Fourth Street on the east, East San Fernando Street on the north, and East San Carlos Street on the south. This eight-block area is part of the historic center of San Jose during its early years, extending eastward from the Hispanic-period Plaza in the vicinity of today’s Plaza de César Chavez. It was surveyed and platted in the early American era.

During the nineteenth century, this area contained adobe residences of the early pueblo, residential, commercial, industrial, and civic buildings, and one of San Jose’s early Chinatowns. In the 1880s when the physical characteristics of Block 8 were first surveyed by the Sanborn Fire Insurance Company, the block of South First Street had remained primarily residential, with single-family houses on the southeast corner of the block and sparse development facing the plaza.

During the first two decades of the twentieth century, San José's business core expanded southward into what is now the San Antonio Plaza Redevelopment Area resulting in a mix of older residential buildings interspersed with industrial uses, as well as new commercial buildings. As the area became a part of San José's Central Business District, most of the residential uses were displaced, and by mid-century the eight blocks were the center of a vibrant commercial district with anchors at the north (J.C. Penny's, Harts, Roos Atkins), and south with Hale's Department Store in 1931.

By the early 1920s, Block 8 had undergone a major transformation. Formerly the site of the San Jose Foundry and many frame buildings of residential use and small commercial use, the block was redeveloped, mostly through the efforts of developer T.S. Montgomery, with new concrete and masonry construction rising with a mix of commercial, industrial, and public entertainment uses. His Montgomery Hotel and the Twohy Building were built in the first decades of the twentieth century. Built later in the 1920s were the St. Claire Hotel and Building, as well as the Dohrman Building and California Theatre. To the west, just outside this area, were civic buildings and improvements, such as the Civic Auditorium.

Block 3 had originally been developed with a mix of single-family residential and church uses, with some early civic uses along East San Fernando Street. The area also had a mix of industrial uses developed in the late nineteenth century, including The Balata Paint Works operated by George B. McKee & Company. Balata Paint Works lasted into the twentieth century, and the McKee family lived nearby on South Third Street where two tall Mexican Fan Palms now mark the house location. By the time that the San Jose Redevelopment Agency implemented eminent domain within San Antonio Plaza beginning in the 1960s, Block 3 had remained a diverse mix of uses with many related to the nineteenth-century development in the area.

The 1950 maps and aerials show a dense retail and commercial base on both sites, but Post-World-War-II decentralization and suburban expansion brought this era of a vibrant urban center to an end. With the relocation of City Hall out of the downtown in 1958, the City of San José initiated an era of urban clearance in partnership with the San Jose Redevelopment Agency. This effort resulted in removal of most of the buildings in the downtown between San Carlos and San Fernando Streets from the late 1950s through the 1980s. It was at this time that the first demolitions of early-twentieth-century buildings began to occur, when the buildings on the southern end of Block 8 were demolished to widen West San Carlos Street.

This demolition project began yet another era of development within the area. The first "modern" building to be constructed was on Block 8 when the six-story Security Savings Building (later known as the Allstate, or Pestana, Building) was constructed in 1963. Soon this building was surrounded by parking lots, as the City of San Jose's Redevelopment Agency demolished all the buildings on Block 8 with the exception of

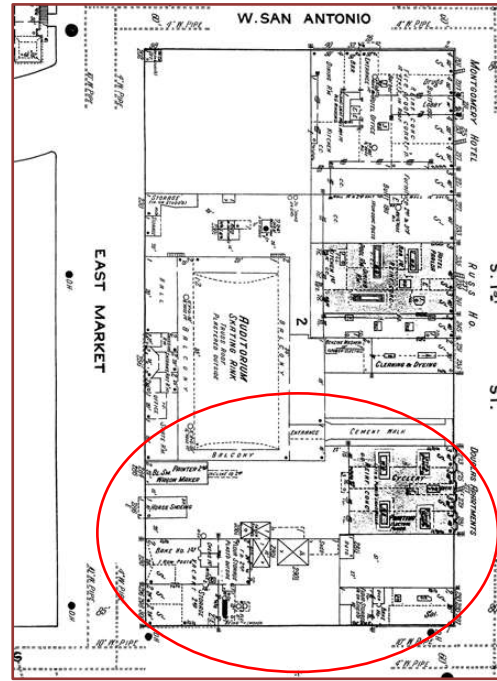
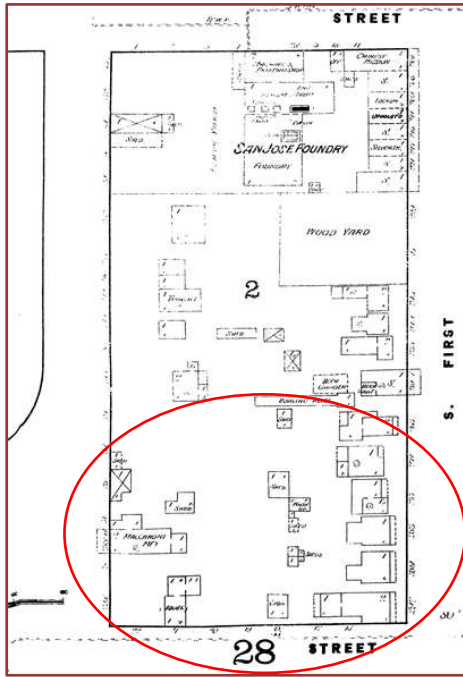
the Montgomery Hotel. About the time that the last building was demolished on Block 8, the old Hippodrome Theater (then known as the United Artist Theater), the new Casa del Pueblo twelve-story high rise was constructed in 1975. Similar demolition occurred on Block 3, with parking replacing the earlier buildings.

By the 1980s, the San Jose Redevelopment Agency had demolished much of the San Antonio Plaza area and started to encourage new development, resulting in a mix of new urban buildings and parking lots. The Federal Courthouse, Pavilion Shopping Center, and Paseo Plaza Condominiums were built in this timeframe, as was the San Jose Repertory Theater building, now the Hammer Theatre.

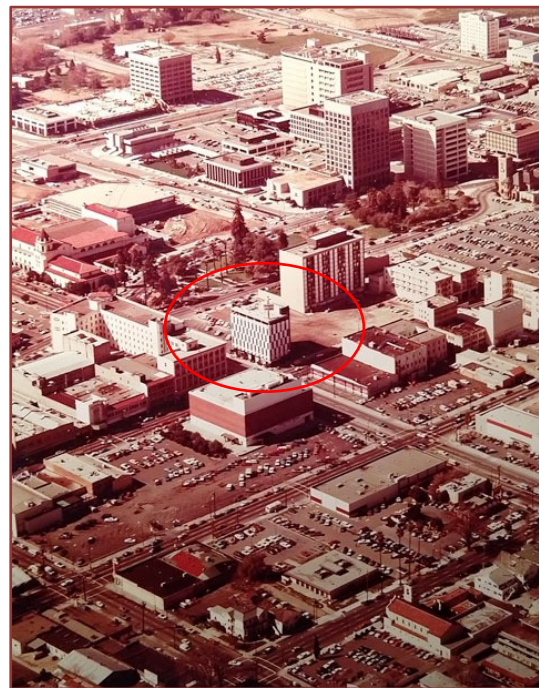
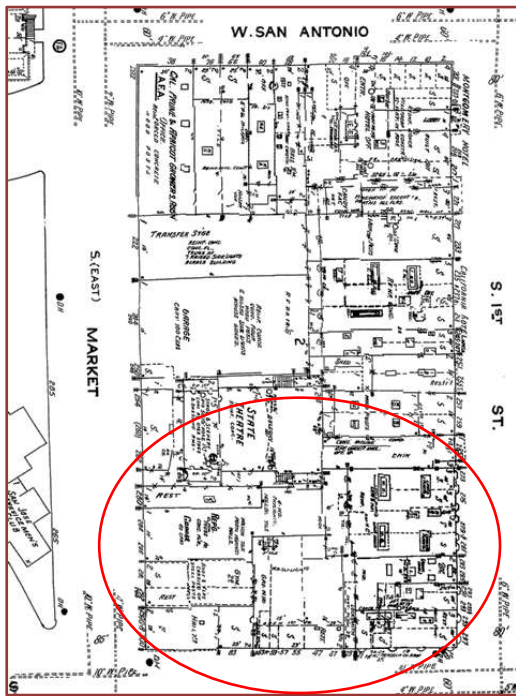
At the conclusion of this demolition period, San Antonio Plaza contained three structures from the early-twentieth-century that remain today: the old San Jose Post Office building (now Museum of Art), the historic Montgomery Hotel (now Four Points by Sheraton Downtown San Jose), and the Twohy building. All three of these buildings are listed on the National Register of Historic Places as well as City of San Jose Landmarks.

On January 29, 2000, the historic Montgomery Hotel was moved to its new location which had been at the southwest corner of South First and San Antonio Streets, 186 feet south of its original site, to make way for the expansion of the Fairmont Hotel at the north end of Block 8. In recent years, the San Antonio Plaza area has seen economic development that includes reuse intensification of historic buildings and the construction of high-rise hotels and condominiums.

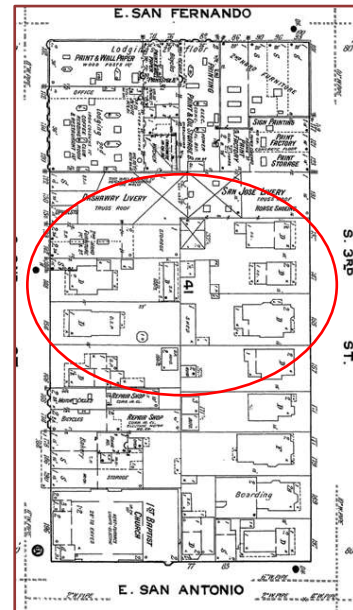
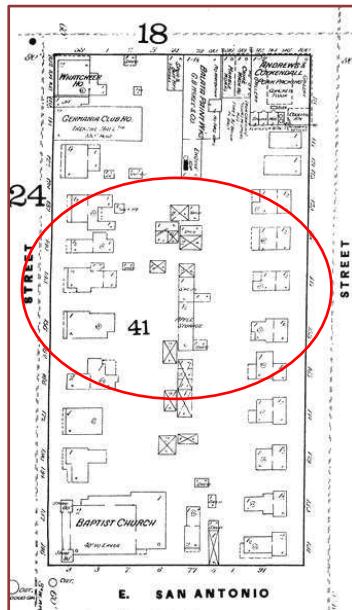
In the vicinity of the San Antonio Plaza Redevelopment Area are four State of California designated Historic Landmarks. They include SHL 417, commemorating the first State Normal School at the present-day campus of San Jose State University, SHL 461 is the site of California's first State Capitol (now site of Circle of Palms), SHL 854, the old San Jose Post Office, and SHL 910, St. Joseph's Catholic Church (Cathedral).



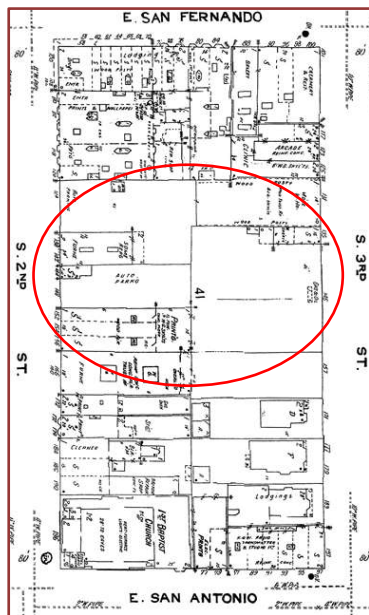
1884 (left) and 1915 (right) Sanborn Insurance Maps, showing the change from sparse residential neighborhood to commercial use. Block 8 Project site is at the bottom of both of the images.



1950 (left) Sanborn Insurance Map, showing the commercial intensification of the block prior to demolition during urban renewal efforts. The late-1970s aerial shows only the 1963 Pestana Building on the Block 8 Project site. (Image Courtesy Glory Anne Laffey Archives)



1884 (left) and 1915 (right) Sanborn Insurance Maps, showing single-family residential remaining within the Block 3 Project site as the ends of the block intensify into commercial uses.



1950 (left) Sanborn Insurance Map, showing the parking areas and larger-scale commercial development at the Block 3 Project site. Late-1970s aerial view (right) shows established commercial and parking. (Image Courtesy Glory Anne Laffey Archives)

Previous Historical Surveys and Historical Status

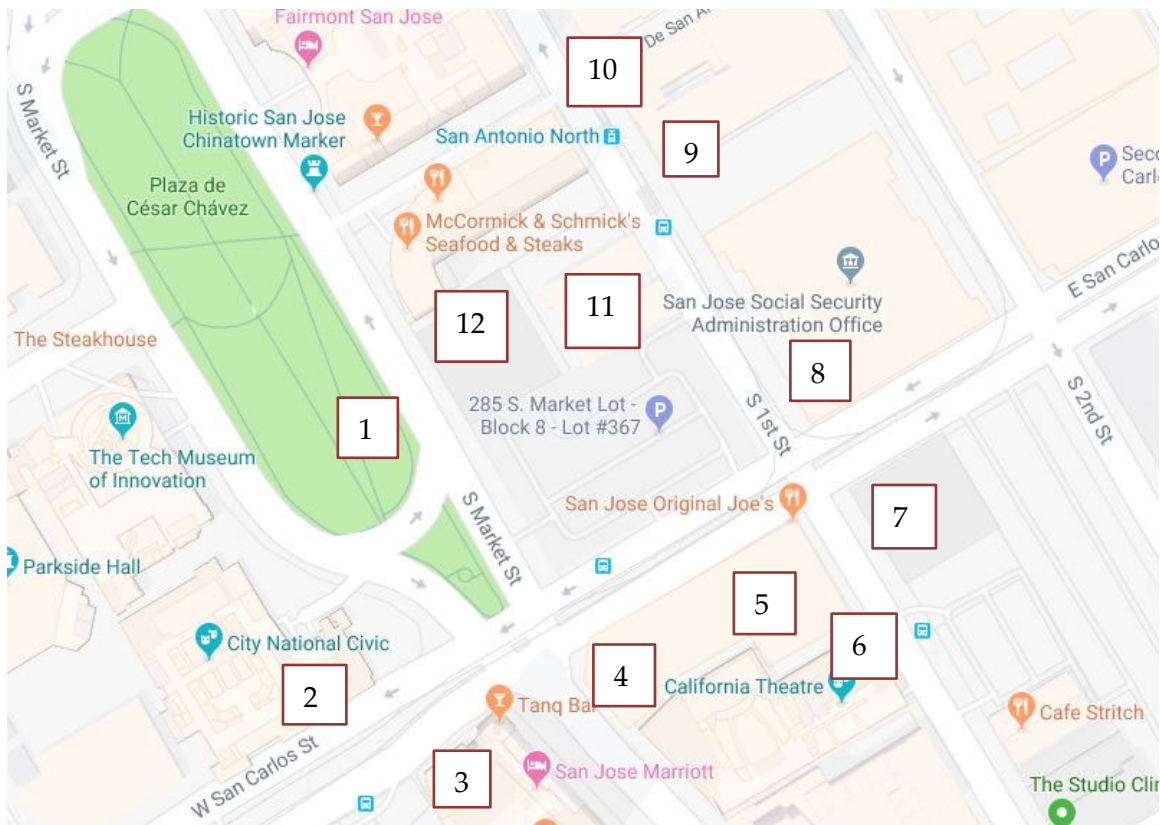
Subject Property Historical Evaluation

The two subject properties are vacant. They have been the subject of extensive cultural resource studies conducted in the past as a part of site demolition projects conducted by the San Jose Redevelopment Agency and later by the Redevelopment Agency of the City of San José. No extant buildings remain on the project sites. An investigation into the historic and pre-historic context of these two sites and related archaeology is being conducted by others.

Nearby Properties

The following tables identify the properties that are located within 200 feet or within a one-block range of the project boundaries. The date and use of each of the properties is identified, and their potential historical significance is explained as well as can be determined within the scope of this report. The maps within this section graphically identify these nearby properties:

Block 8 Diagram



Block 8 Table of Properties

	Current Use	Address	Historic Name	Yr. Built
1	Plaza De César Chávez	N/A	Market Plaza	Ca. 1797
2	City National Civic (LM)	135 W. San Carlos	San Jose Civic Auditorium	1934
3	San Jose Marriott	301 S. Market	N/A	2003
4	Westin San Jose (LM)	302 S. Market	St. Claire Hotel	1926
5	St. Claire Apartments (LM)	301-311 S. First	St. Claire Building	1925
6	Dohrman Building (LM)	325 S. First	Dohrman Building	c.1926
7	Valley Title Building (SM)	300 S. First	Hale’s Department Store	1931
8	Federal Building / Courthouse	280 S. First	N/A	1984
9	Camera 12 [Vacant]	201 S. Second	UA Pavilion	1996
10	Twohy Building (LM)	200 S. First	Twohy Building	1917
11	Four Points by Sheraton (LM)	211 S. First	Montgomery Hotel	c.1911
12	Casa del Pueblo Apartments	200 S. Market	N/A	1976

(LM) in the entries represents that a property has been listed on the San José Inventory as a City Landmark building.

(SM) in the entries indicates that a property has been listed on the San José Inventory as a Structure of Merit.

1 – Plaza de César Chávez

Historic Name	Market Plaza
Property Address	N/A
Assessor’s Parcel	259-42-036
Date of Establishment	Ca. 1797
Architect	N/A



The park has been a public space in this location since the Spanish colonial era and had included buildings and slightly altered street patterns over time. The existing park design is recent. The Plaza was assessed as a part of the Mixed-Use Century Center EIR in the early 2000s, and might be considered a Traditional Cultural Property based on its essential role as a public space in the evolution of San Jose as a Spanish pueblo to the present.

[Photo by Franklin Maggi, 2019.]

2 – City National Civic (LM)

Historic Name	Civic Auditorium
Property Address	145 W. San Carlos
Assessor’s Parcel	259-42-023
Date of Construction	1934
Architect	Binder and Curtis



The Civic Auditorium would have direct sightlines to the proposed project and, although somewhat farther than 200 feet, is taken into consideration in this review.

The landmark designation for the San José City Landmark “Civic Auditorium” (HL86-40) was adopted in 1986 with the theme of *Government and Public Service* with the associated period of *Inter-War* under City Council resolution #59560. This Spanish Eclectic design from the WPA-era continues to have a strong civic-scaled architectural presence in the Downtown.

[Photo by Franklin Maggi, 2019.]

3 – San Jose Marriott

Historic Name	N/A
Property Address	301 S. Market
Assessor’s Parcel	264-29-111
Date of Construction	2003
Architect	Hornberger + Worstell



Built adjacent to the Convention Center in 2003, this high-rise building with ground-floor corner restaurant is a Neo-Modern composition of concrete and glass with a ground-floor corner restaurant. Because of its recent age, and without exceptional significance per the California Register criteria, it does not meet the threshold of the criteria for listing as a resource.

[Photo by Franklin Maggi, 2019.]

4 – Westin San Jose (LM)

Historic Name	St. Claire Hotel
Property Address	302 S. Market
Assessor’s Parcel	264-29-107
Date of Construction	1926
Architect	Weeks and Day



The landmark designation for the San José City Landmark “St. Clair Hotel” (HL81-18) was adopted in 1981 with the theme of *Architecture & Shelter and Commerce* with the associated period of *Inter-War* under City Council resolution #54816. The terra-cotta-clad design includes many Neoclassical elements and proportions. The main entrance is a diagonal corner element, with a bronze marquee.

National Register listed.

[Photo by Franklin Maggi, 2019.]

5 – St. Claire Apartments (LM)

Historic Name	St. Claire Building
Property Address	301 S. First
Assessor’s Parcel	264-29-057
Date of Construction	1925
Architect	Herman Krause



The landmark designation for the San José City Landmark “St. Claire Building” (HL01-126) was adopted in 2001 with the theme of *Commerce* with the associated period of *Inter-War* under City Council resolution #70637. This Renaissance Revival design includes faux stone cladding and ornate spandrel panels.

[Photo by Franklin Maggi, 2019.]

6 – Dohrman Building (LM)

Historic Name	Trinkler-Dohrman
Property Address	325 S. First
Assessor’s Parcel	264-29-057
Date of Construction	c.1926
Architect	U/K



The landmark designation for the San José City Landmark “Dohrman Building” (HL83-24) was adopted in 2083 with the theme of *Commerce* with the associated period of *Inter-War* under City Council resolution #56786. The Classical Revival design includes a terra-cotta roof at the parapet, terra-cotta façade that includes full-height pilasters and a *piano nobile*, and marble-surrounded retail level.

[Photo by Franklin Maggi, 2019.]

7 – Valley Title Building (SM)

Historic Name	Hale’s Dept. Store
Property Address	300 S. First
Assessor’s Parcel	467-46-081
Date of Construction	1931
Architect	U/K



An Art-Deco department store façade from 1931 may remain encapsulated beneath the current façade. The property is currently listed as a Structure of Merit based on its historical significance; however, the loss of exterior integrity means that the building’s contributions are not currently visually embodied in the architecture. A separate project is proposed for this site, and the potentially concealed integrity of the building is proposed to be investigated.

[Photo by Franklin Maggi, 2019.]

8 – Federal Building/Courthouse

Historic Name	N/A
Property Address	280 S. First
Assessor's Parcel	467-46-098
Date of Construction	1984
Architect	HOK



The Robert F. Peckham Federal Building is named for a judge who championed Alternative Dispute Resolution, a way of settling legal issues outside of the court system. The complex is formed of two buildings connected by a distinctive stepped canopy that protects a south-facing courtyard. The buildings are steel-framed with concrete exterior.

Although not a building with urban commercial storefronts, the ca. 35-year-old building is an interesting example of 1980s civic design; however, it does not appear to meet the historic evaluation criteria for exceptional importance necessary for resources less than 50 years in age. It is therefore not a historic resource.

[Photo by Franklin Maggi, 2019.]

9 – Camera 12 [Vacant]

Historic Name	UA Pavilion
Property Address	201 S. Second St
Assessor's Parcel	467-46-105
Date of Construction	1996
Architect	Diller + Scofidio



Touted for its unusually large lobby space, reportedly inspired by the Paris Opera, this movie theater complex is late-twentieth-century Moderne in design, featuring a grid of columns and recessed spaces with a blank rear and south side. Barely 23 years old, it does not meet the criteria for exceptional design or historical significance, so it is not a historic resource.

See also Item #15 (front view)

[Photo by Franklin Maggi, 2019.]

10 – Twohy Building (LM)

Historic Name	Twohy Building
Property Address	200 S. First
Assessor’s Parcel	467-46-030
Date of Construction	1917
Architect	William Binder



The landmark designation for the San José City Landmark “Twohy Building” (HL00-120) was adopted in 2000 with the theme of *Commerce* with the associated period of *Inter-War* under City Council resolution #70639.

The Renaissance-Revival building has also been also listed on the National Register.

[Photo by Franklin Maggi, 2019.]

11 – Four Points by Sheraton (LM)

Historic Name	Montgomery Hotel
Property Address	211 S. First
Assessor’s Parcel	259-42-79
Date of Construction	c.1911
Architect	William Binder



The landmark designation for the San José City Landmark “Montgomery Hotel” (HL00-120) was adopted in 2000 with the theme of *Architecture & Shelter* with the associated period of *Horticulture* under City Council resolution #70250.

The relocated Neoclassical/Renaissance-Revival hotel has also been also listed on the National Register. It was relocated to its current site in 2000.

[Photo by Franklin Maggi, 2019.]

12 – Casa del Pueblo Apartments

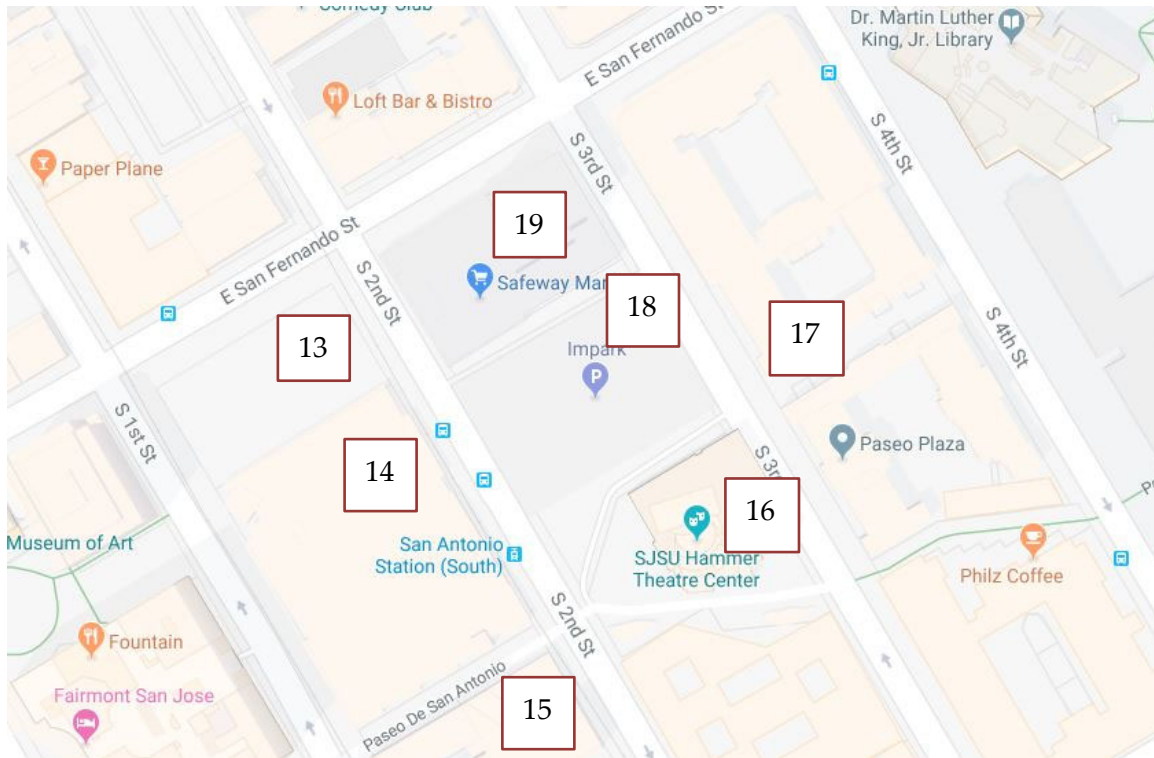
Historic Name	N/A
Property Address	200 S. Market
Assessor’s Parcel	259-42-081 & -082
Date of Construction	1976
Architect	U/K



Rehabilitated in 2016, this Modern senior-apartment tower features a ground-floor office. The building was built in 1976 by the Retail Store Employees Union. At 43 years old, and altered, the building does not meet the criteria for a historic resource as it does not meet the criteria for exceptional design or historical significance for properties less than 50 years old.

[Photo by Franklin Maggi, 2019.]

Block 3 Diagram



Block 3 Table of Properties

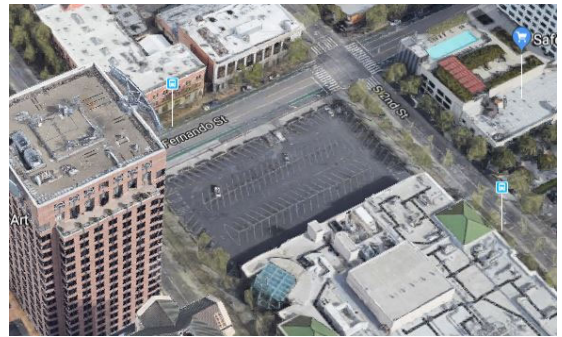
	Current Use	Address	Historic Name	Yr. Built
13	Surface Parking	San Fernando St	N/A	N/A
14	The Pavillion Shopping Center	180 S. First	N/A	1989
15	Camera 12	201 S. Second	UA Pavillion	1996
16	Hammer Theatre Center	101 Paseo De San Antonio	San Jose Repertory	1997
17	Paseo Plaza	144 S. Third	N/A	1997
18	The McKee Palms	Public R-O-W	N/A	1901 & 04
19	The 88 Condos	88 E. San Fernando	N/A	2008

13 – Surface Parking (Lot 368)

Historic Name N/A
 Property Address 8 E. San Fernando
 Assessor’s Parcel 467-22-142
 Date of Construction N/A
 Architect N/A

This is a parking lot managed by Impark.

[Google Maps Image]



14 – The Pavilion Shopping Center

Historic Name	N/A
Property Address	180 S. First
Assessor’s Parcel	467-22-141
Date of Construction	1989
Architect	U/K



Intended to bring an upscale shopping center into the downtown, the Pavilion Shopping Center, designed in a Modern Romanesque style, this large-scale, low-profile building was completed with financial assistance from the San José Redevelopment Agency. The building does not meet the criteria for listing on the San José Inventory due to its recent construction date.

[Photo by Franklin Maggi, 2019.]

15 – Camera 12 [Vacant]

Historic Name	UA Pavillion
Property Address	201 S. Second St
Assessor’s Parcel	467-46-105
Date of Construction	1996
Architect	Diller + Scofidio



Touted for its unusually large lobby space, reportedly inspired by the Paris Opera, this movie theater complex is Moderne, featuring a grid of columns and recessed spaces. It does not meet the criteria for listing on the San José Inventory due to its recent construction date.

See also Item #9 (back view)

[Photo by Franklin Maggi, 2019.]

16 – Hammer Theatre Center

Historic Name San Jose Repertory
 Property Address 101 Paseo de San A
 Assessor’s Parcel 467-46-109
 Date of Construction 1996
 Architect Holt Hinshaw Jones



This theater building, with restaurant space, is an exuberant sculptural design with semi-industrial exterior materials. It does not meet the criteria for listing on the San José Inventory due to its recent construction date.

[Photo by Franklin Maggi, 2019.]

17 – Paseo Plaza

Historic Name N/A
 Property Address 130 E San Fernando
 Assessor’s Parcel 467-64
 Date of Construction 1997
 Architect Backet, Arrigoni & Ross



This condominium complex with some retail space was built at the end of the last century. The two buildings span from San Fernando Street to the Paseo de San Antonio. The design has influences from traditional brownstone construction. It does not meet the criteria for listing on the San José Inventory due to its recent construction date.

[Photo by Franklin Maggi, 2019.]

18 –McKee Palms

Historic Name	N/A
Property Address	N/A
Assessor’s Parcel	Public Sidewalk
Date of Construction	1901 & 1904
Architect	N/A



The McKee Palms are listed Heritage Trees #123 and 124. They illustrate the former entrance location to a house addressed at 157 South Third Street, the home of one of the family of early American residents. George B. McKee, the grandfather of the children for whom the trees were planted, was a mayor, the owner of the courthouse and jail, and the proprietor of a paint store for over 75 years.

[Photo by Franklin Maggi, 2019.]

19 – The 88 Condos

Historic Name	N/A
Property Address	88 E. San Fernando
Assessor’s Parcel	467-64
Date of Construction	2008
Architect	HKS & SB Arch’ts



This Modern mixed-use condominium and retail complex was built just over a decade ago. The building forms a palm-lined pedestrian walkway between it and the Block 3 Project site. It does not meet the criteria for listing on the San José Inventory due to its recent construction date.

[Photo by Franklin Maggi, 2019.]

Mexican Palm Tree Context

The Block 3 project is lined on South Third Street with 2 large ornamental Mexican fan palms (*Washingtonia robusta*). Mexican fan palms are native to the Baja California Peninsula and have been estimated to have a potential lifespan of more than 500 years. They were first planted in Southern California in 1870 because they were hardy and inexpensive, but because of their distinctive shape and majestic height (they grow up to 100 feet), they soon became an iconic symbol of Hollywood and southern California.

Tall palm trees were first planted as a large grouping on the east and west sides of St. James Park in the 1890s. These California Fan Palms (*Washingtonia filifera*) concluded the Victorian-era make-over of the park and framed the lush landscaping installed during the late 1880s under the supervision of Rudolph Ulrich. Installed around the same time as Palm Circle at Oak Hill Cemetery, these are representative of the growing landscape aesthetic of the City Beautiful Movement that sought clear visual patterns of formal regularity in urban settings.

In the early 1910s in San Jose, Mexican Fan Palms were planted in three of San Jose's most prestigious residence parks—the Hanchett Residence Park before 1912, Palm Haven in 1913, and in various locations in Naglee Park, date unknown.

The Hanchett Residence Park was developed as an upscale residential subdivision in 1907 by Lewis E. Hanchett, who hired John McLaren to lay out the development. McLaren, the designer of San Francisco's Golden Gate Park, planned the curving streets and hidden utility poles for Hanchett Park, and also had the idea to put a different type of tree on each street. Martin Avenue's tree was the Mexican fan palm, with trees were planted at regular intervals along the three blocks of Martin Avenue between The Alameda and Park Avenue. A 1912 photograph of the street shows a young palm at a height of less than four feet.



The Palm Haven Residence Park was opened in 1913, an exclusive subdivision with high architectural standards and a warning that “those not caring to conform to a certain artistic standard will be practically barred from buying in this tract.” In February of 1913, hundreds of ornamental Mexican fan palms between four and six feet in height were planted throughout the Palm Haven neighborhood. Said Clinton Vestal, one of the developers of Palm Haven, “We are more than pleased with the palms ... We are using every effort to make all details as perfect as possible, and to make Palm Haven the pride of San Jose.”

The two Mexican fan palm trees on the east side of Block 3 were planted by members of the McKee family not long before the Palm Haven neighborhood was developed. One was planted at the birth of Margaret Mary McKee in 1901 and the other marks the birth of her brother, Frank Hubbard McKee, in 1904. The siblings were born at home at 157 South Third Street. George B. McKee, the grandfather of the children is a significant personage in the history of San José. He was an early mayor, the owner of the courthouse and jail for a time, and the proprietor of a paint store for over 75 years. The children’s father participated in the store and was a paid volunteer firefighter, continuing the family’s civic contributions. After his early death, the children’s mother and they homesteaded east of Mt. Hamilton. The two palms are listed as Heritage Trees #123 and 124 in the City of San José.

POLICY AND REGULATORY CONTEXT

City of San José Policies and Historic Preservation Ordinance

Policies and regulations in the City’s General Plan and the Historic Preservation Ordinance have been adopted for the purpose of avoiding or mitigating cultural resource impacts resulting from planned development. The project may be subject to the following cultural resources policies and regulations:

City Council Policy on Preservation of City Landmarks

On December 8, 1998, the San José City Council adopted a policy on the preservation of historic landmarks. The policy was amended on May 23, 2006. The purpose/intent of the policy is:

Historically and architecturally significant structures, sites, and districts provide an irreplaceable link to the City’s past, enrich the present and future with their rich tradition and diversity, and add inestimable character and interest to the City’s image. Preservation of structures, sites, and districts is a part of the San José General Plan Urban Conservation/Preservation Major Strategy. At a strategic level, preservation activities contribute visual evidence to a sense of community identity that grows out of the historical roots of San José’s past.

It is the policy of the City of San José that candidate or designated landmark structures, sites, or districts be preserved wherever possible. Proposals to alter such structures, sites, or districts must include a thorough and comprehensive evaluation of the historic and architectural significance of the structure, site, or district and the economic and structural feasibility of preservation and/or adaptive reuse. Every effort should be made to incorporate candidate or designated landmark structures into the future plans for their site and the surrounding area and to preserve the integrity of landmark districts.

General Plan Goals and Policies

As outlined in the Envision San José 2040 General Plan 2018 Update, historic sites and structures provide an educational link to San José's past and foster a sense of place and community identity for San José. The preservation of appropriate remnants provides multiple benefits important to the health and progress of the city.

The proposed project would be subject to the following General Plan Policies:

LU-13.3 For landmark structures located within new development areas, incorporate the landmark structures within the new development as a means to create a sense of place, contribute to a vibrant economy, provide a connection to the past, and make more attractive employment, shopping, and residential areas.

LU-13.4 Require public and private development projects to conform to the adopted City Council Policy on the Preservation of Historic Landmarks.

LU-13.8 Require that new development, alterations, and rehabilitation/remodels adjacent to a designated or candidate landmark or Historic District be designed to be sensitive to its character

LU-14.1—Preserve the integrity and enhance the fabric of areas or neighborhoods with a cohesive historic character as a means to maintain a connection between the various structures in the area.

The proposed project would also be subject to the following General Plan Goal:

Historic Structures of Lesser Significance... Preserve and enhance historic structures of lesser significance (i.e., Structures of Merit, Identified Structures, and particularly Historic Conservation Areas) as appropriate, so that they remain as a representation of San José's past and contribute to a positive identity for the City's future.

There are no policies in the General Plan that addresses this goal, one which would set a framework associated specifically with infill design adjacent to Structures of Merit.

Other General Plan Policies associated with the project:

EC-2.3 Require new development to minimize vibration impacts to adjacent uses during demolition and construction. For sensitive historic structures, a vibration limit of 0.08 in/sec PPV (peak particle velocity) will be used to minimize the potential for cosmetic damage to a

building. A vibration limit of 0.20 in/sec PPV will be used to minimize the potential for cosmetic damage at buildings of normal conventional construction.

According to the City of San José Website, a Heritage Tree is defined as “any tree which, because of factors including but not limited to its history, girth, height, species, or unique quality.” The Heritage Tree Ordinance is managed by the City Arborist’s Office. The following language outlines two basics associated with this process:

- *Once heritage trees have been designated by the City Council, these trees have a higher level of protection from harmful illegal pruning or removal.*
- *Therefore any pruning of heritage trees needs to be done in consultation with the city arborist to ensure that the work performed on or around the tree will not endanger its health, structure, or life.*

PROJECT ASSESSMENT

Design Review of the Project

City of San José Downtown Historic Design Guidelines

The 2004 *Draft San José Downtown Historic Design Guidelines* (Guidelines) can be applied to the Block 8 Project, as it is within the downtown core area and adjacent to and near historic landmark buildings. The Guidelines have been used by the City to provide a framework for review according to the goals and policies set by the General Plan and Historic Landmark ordinance. Although not formally adopted, the Guidelines provide relevant criteria for addressing new construction adjacent to historic landmarks. The Guidelines identify eight contextual elements for new construction adjacent to historic resources. These elements are: lot patterns; massing; façades; corner elements; rear façades; entries; exterior materials, and vehicular and pedestrian access. The introduction to Chapter 6 of the Guidelines outlines the general approach to infill construction in San José:

The success of new construction adjacent to historic resources in the Downtown Core does not depend on direct duplication of existing building forms, features, materials, and details. Rather, it relies on understanding the distinctive architectural character of the surrounding historic structures. Infill architecture should consider the historic context of each block and/or subarea to ensure that projects’ height and bulk do not negatively impact the character-defining features of the area’s historic structures. The building heights, lot patterns, massing, facades and site setbacks should be compatible with those features. Contemporary designs that respect the size, scale, proportion, color and materials of the historic fabric meet the intent of compatibility without creating false historicism and can enrich the architectural continuity and richness of the downtown.

Block 8 Subarea Definition

The subject site is surrounded by a mix with many historical buildings, some twentieth-century buildings not yet 50 years old, and some more recently built highrises. The historical subarea of the Downtown Core used for this report includes the blocks on each side of Market and North First Streets north of the subject property to about Paseo de San Antonio, and the northern portions of the blocks to the south, past San Carlos Street. This subarea includes six historic resources: the Montgomery Hotel, immediately adjacent to the project site, the Twohy Building, the Dohrman Building, the St. Clair Building, the St. Clair Hotel, and the Civic Auditorium; it also includes the Valley Title Building that has lost exterior visual integrity to its 1931 use as Hale's Department Store. This building is listed as a Structure of Merit. To meet the intent of the General Plan goals, using the Guidelines, the design of the proposed project needs to be compatible with the historic size, scale, materials, proportions, materials, and other related patterns of design in the area.



Detail of Bird's Eye View of Block 8. By Arquitectonica

Block 8 Analysis

Note: The Guidelines (*in italics*) are numbered herein for reference only; they are not numbered in the 2004 Guideline report.

LOT PATTERNS (1)

Retain and Respect historic lot patterns on the street. **Add** larger new buildings that are divided into smaller articulated building widths with multiple entrances that are similar in size and proportion to those seen traditionally.

Approach: This Guideline addresses the building design at a site-plan level. How does the placement of the practical elements of a new building fit within the historic rhythm and pattern of the city block upon which it will rest, and how do the placement of the building elements fit within the rhythm and pattern of nearby historic buildings? In the sub area, the historic footprints are about one-eighth to one-sixth of the size of the city blocks. These are larger than the narrower footprints of buildings, with shared party walls, in some of the older developed areas in the Downtown Core, but smaller than some of the more recent projects, such as the Federal Building and Courthouse, which fills half of the block, but is not a tall design. Nearby is the Civic auditorium; it is of a larger, civic, scale, and about two-thirds the size of the proposed project footprint. The footprint of the Marriott, the most-recent high rise in the subarea, is about half of the Block 8 parcel area.

Analysis: The Block 8 proposed site fills about one-third of its block. The building not only fills the southern portion of the block, it overhangs the sidewalks on upper stories. The building is expressed as a monumental mass, not “divided into smaller articulated building widths with multiple entrances” per the Guideline. The consistent exterior curtain wall from grade to parapet also adds to the perception of its size with respect to the footprint. Although the immediate historic area does not consist of a series of historic commercial entrances with a dense entrance rhythm, the proposed project plan is proportionately large compared to subarea patterns. As noted in the Guideline, it is not merely the dimensions of the footprint that create the perception of rhythm and pattern in an area. The visual perception of the building and its facade expression are a critical component of this analysis. The footprint is only moderately incompatible; the massing is of concern. See also Massing (2), Façades and rear Façades, and entries, below, for additional recommendations for how to make the scale and pedestrian experience more compatible with San José’s Downtown Core and this subarea in particular.

The proposed design approach is not fully in keeping with the lot-pattern guideline. It is recommended that the building be articulated in massing, façade, and material, at the ground level in particular, to create a more compatible with the historic subarea and the intent of the historic preservation policies in the Downtown Core.

MASSING (2)

Retain and respect the massing of historic buildings on a street. Respect the overall heights of historic buildings, street walls, districts and areas. **Add** significantly higher new buildings, where appropriate, that are carefully sited in relationship to historic structures and predominant street “walls.” Building masses should not dwarf immediately adjacent historic buildings. Add new infill construction that respects the massing and detailing of historic buildings on the street.

New building masses adjacent to lower historic resources should step down in height and street facades should turn the corner to provide articulated visible side facades in order to reduce the impact on historic buildings. Visible side facades should be set back from side property lines to allow for window openings. Add massing of new buildings that takes its cue from that of the existing historic buildings on the block. Larger buildings should be broken down into smaller masses that fit into the streetscape without overwhelming historic structures. Spatial relationships such as floor to floor heights, basement to ground floor relationships and the proportion of building widths to heights are important considerations.

Approach: Massing is the three-dimensional size and form of buildings if all the cladding, windows and trim pieces were stripped away, and only the blocky forms were left. In the subarea, buildings are of three to six stories and traditionally blocky, with central lightwells and articulated wings.

Analysis: The proposed building bows outward, and spirals in form; even though it is visually divided into four towers on the upper levels, the detailing and form create a larger than usual massing in the area, and the composition creates a perception of monumentality. The Block 8 Project design is tall and broad; there is no articulation of the mass or materials that is in scale with the surrounding subarea. There is no stepping back at upper levels per this Guideline, and the proposed design is not broken down into smaller masses that fit into the patterns of the streetscape. There is one narrow dimension within the design of the proposed building, which is the vertical separation between the towers facing San Carlos Street. There are no massing elements that respond to datum lines on surrounding buildings or that utilize similar dimensions. Finally, and most importantly, there is nothing in the massing that provides pedestrian scale, a primary feature of the historic buildings in the subarea.

The proposed building mass is separated from many of the nearby historic buildings by horizontal distance; however, as currently proposed, the size, massing and detailing of the new building has the potential to visually overwhelm this area of the city.

The proposed building mass is not visually balanced with the historic building masses in the subarea and cannot be found in keeping with the historic massing guideline. It is recommended that the proposed building design be revised to be more compatible with the historic resources in the area, including its size, form, and detailing.

FACADES (3)

Retain and respect the historic patterns and proportions of historic facades on a street. **Add** new facades that include features that are compatible in scale, material, detail and massing with other facades on the street. For example, if the street facades of most nearby buildings are vertical in proportion, taller than they are wide, then maintaining the vertical orientation of the building facade will result in a more compatible design. It is not appropriate to design new facades to create a false historical appearance.



South First Street Elevation of Block 8 Project by Arquitectonica. Montgomery Hotel (in scale) by TCA Architects, showing potential streetscape design.

Approach: There is a consistent pedestrian scale found in the historic buildings in the subarea. The buildings provide a ground level with amenities such as human-scaled display windows, storefronts, clearly designed main entrances, awnings, and a broken-up rhythm of wall piers and openings, along with detailing and materials that are urban and rich. Many of the historic buildings have ornamentation at the lower levels. Many have transom areas and mezzanine levels that provides a larger visual scale to the streetscape without diminishing the human scale of the sidewalk. The historic buildings in the subarea have multiple storefronts across their façades and provide shopping or human use along the streetfronts. Note that the Federal Building and Courthouse, across South First Street, does not conform with this pattern, and the subarea suffers from the lack of sidewalk interface there. (See also *Rear Façade (5) Guideline* for related analysis)

Analysis: The façade design is Modern, represented by a relatively large scale of materials (large panes of glass in large wall planes, back-painted glass at the parking-garage stories, slender “light silver metal finish” mullions, etc.). The building will not create a false sense of historicism. Modern materials and detailing have a place in San José, and in this subarea; however, the proposed building does not use its modern vocabulary to provide pedestrian scale at the ground level; it does not include pedestrian-scale awnings, articulation of the massing, or modernist decorative elements at sidewalk-viewing level. The entire building, at upper and lower stories, provides a fixed pattern of glazing, or back-painted glazing, with almost no relief. The “vision” windows at the sidewalk are extremely tall and narrow. They are taller than the

surrounding historic buildings' transom window height. The windows are all narrower than the surrounding buildings' display window proportions. The floor plan illustrates three commercial retail spaces, but the façade does not provide design elements that correspond with retail display windows or differentiation of the entrances (see *Entries (6)*, below).

The design does not provide an articulation, in form, material, or detailing, of the base of the building. A primary character-defining feature of the surrounding subarea is the provision of a base at each historic building. The renderings and elevations illustrate a differentiation of window glazing at the parking garage, but this change will be in transparency only, not in scale or exterior material.

From the design, and as highlighted in the renderings, the building is clearly intended to provide a sense of "discomfort" to passers-by. The upper levels of the building overhang the sidewalk with exposed bottom edges of glass exposed in a shingled pattern. The detailing of the glass supports is designed to suggest massive, unsupported overhead elements. This design intent is not in keeping with the goals of the Downtown Core of San José, and particularly not within an area of pedestrian scale and historic buildings.



Rendering Views from Arquitectonica, illustrating a pedestrian viewing the overhanging sheets of glass and a rendering of the upper levels..

The lack of variety and scale in the proposed materials, dimensions, and detailing creates a visually monumental building, and perhaps a visually uncomfortable building, that is not compatible with the Façade Guideline. It is recommended that the building be revised to include additional façade elements that are of a human scale.

CORNER ELEMENTS (4)

Retain historic scale and relationships of Corner buildings on the block and in the urban Downtown Core. **Add** new corner development that is compatible with and respectful of historic corner development and relationships, in terms of scale, massing, materials, texture and color.

Approach: In the subarea, there are some examples of corner designs that include special accents; however, corner elements are not a character-defining features of the buildings, on the whole, in the area. The corner entrances are highlighted with trim and awnings, as per other entrances in the area. For analysis of corner entrances and other entrances in the subarea, see Entries (6) Guideline, below.

Analysis: Because there is not a vocabulary of corner entrances or corner embellishments in the subarea, the historic corner element guideline is not applicable.

REAR FACADES (5)

Retain and Respect features of existing historic rear facades and sites, taking into consideration pedestrian and loading access from secondary streets, parking lots and alleys. **Add** new features that are compatible with historic rear façade features and circulation patterns within existing sites and blocks.

Approach: The subarea historic buildings have a vocabulary that includes less ornamentation at the sides and rear façades. These buildings were designed for party walls and densely-filled blocks of a similar height and massing. The services are generally provided inside the blocks, in alleys, rather than using up valuable street footage with dead space. The adjacent buildings, the Montgomery Hotel and the Case Del Pueblo, have essentially blank walls facing the project site.

Because the proposed building will be considerably taller than the surrounding buildings, all sides of the new design are reviewed as a unit for consistency with the subarea primary façades in the Façades (3) Guideline, above.

Analysis: The proposed building is shown as similar on all four elevations. The rear façade faces an alleyway that serves as the parking-lot driveway and provides service access. This façade is designed to match the three primary elevations of the building. The renderings illustrate many people using a sidewalk area at the northwest corner of the site. The illustration suggests a pass-through pedestrian alley, similar to Paseo de San Antonio to the north; however, the proposed building does not include pedestrian passageways or commercial uses within the center of the block, and the side elevations of the adjacent buildings are designed to use this area solely for services, so the rendering should be viewed with caution.

In the northeast corner of the building, facing South First Street and the back alley, the building plan shows a large loading dock area. The frontage along South First Street will be approximately 40 percent blank wall with no storefront, although it's drawn as glazed curtain wall, the same as the retail spaces. This is the corner of the proposed building that would be immediately adjacent to the City Landmark Montgomery Hotel. The placement of the new building will provide a double-wide service alley between the historic landmark and the new building, adding to the blank sidewalk length. This extended stretch of sidewalk filled with service areas and without pedestrian use is not consistent with the use of the streetscape in the subarea. (See also *Façades (3) Guideline*)



Detail of North Façade Rendering, showing people in a place without pedestrian uses and glazed exterior façade materials in the loading dock area beyond. Arquitectonica.

The use of the rear alley for parking entrance and service access is in keeping with the patterns of rear façade design in the subarea. The stretch of blank wall along South First Street is not compatible with the patterns of storefronts and pedestrian use of the subarea. The design of the proposed Block 8 project, therefore, is not fully compatible with the Rear Façade Guideline. It is recommended that the proposed design be revised to minimize the amount of sidewalk frontage taken up by services, and to enhance the design of the project where it is adjacent to the Montgomery Hotel.

ENTRIES (6)

Retain and respect the scale of Historic entries that connect the buildings to the street. Add new entries that address the historic pedestrian orientation and scale of the Downtown Core.

Approach: As the focal points along the streetscapes, the entries are a primary element of the façade design of the subarea. The subarea includes a variety of well-defined main entrances. They are often recessed, and most are accentuated with awnings or marquees, crown molding, ornamented side piers, transom windows, and other character-defining design elements that provide urban pedestrian scale and features of interest to passers-by.

Analysis: Per the façade analysis, there is little distinction between the ground-floor walls and the commercial entrances. These entrances are illustrated in plan as double doors spaced apart and within the rhythm of the existing window bay pattern. The plan shows four commercial spaces, two facing West San Carlos Street with two retail entrances each, and a retail space facing east and one west, each with one paired doorway. The plan also illustrates the “L”-shaped office lobby accessed from two recessed entries, each with two double doorways. Only the South Market Street doors are illustrated in the elevations and renderings; the remainder of the doors are not included in these views. The Market Street entrance has a horizontal awning, of light metal that matches the curtain-wall mullions.

The historic pedestrian orientation and scale of this area is not met with this proposed design. The entries are not fully developed in the plans and cannot be considered consistent with the Entries Guideline.

EXTERIOR MATERIALS (7)

Add new building materials that match the historic materials of masonry, terra cotta, limestone, stucco, glass mosaic, cast stone, concrete, metal, glass and wood (trim, finishes and ornament only) where possible. New materials should be compatible with historic materials in scale, proportion, design, color, finish, texture and durability. The indiscriminate use of non-compatible materials such as GFRC (glass fiber reinforced concrete), EIFS (exterior insulating finish surface/synthetic stucco), foam trim or contemporary non-contextual materials that do not have a proven durability is inappropriate.

Approach: The intent of this Guideline seems to be to ascertain that the proposed materials will be urban in scale and of high quality. In this subarea, the historic building materials include terracotta, stucco, plaster and cast stone, brick, wood, multi-pane and larger-scale glass, bronze, and more. Possibly having reached significance in its own right is the Carrera glass at Original Joe's. The subarea includes a mix of wall surfaces and glazing.

Analysis: The proposed building includes a curtainwall system, consisting of large panes of glass and back-painted glass supported by "light silver metal finish" mullions. These modern materials are urban and can be expected to exhibit durability over time. The materials are shown with a modernist vocabulary and very little variation on the façades. Although a simple expression of façade material is not automatically incompatible with the materials guideline, including other exterior materials in the building's Modernist vocabulary could help provide better pedestrian scale and break down the visual perception of the size, massing, façades, and entries.

The proposed materials can be considered compatible with the historic exterior materials guideline. The inclusion of additional Modern materials could be used to meet the recommendations provided in the other Guideline analyses.

VEHICULAR AND PEDESTRIAN ACCESS (8)

Retain significant historic vehicular and pedestrian access patterns of historic buildings, sites and streets. Add new access patterns where necessary that are compatible with historic structures, sites, and streets.

Approach: Current and historic pedestrian and vehicular access in this area traditionally move along the city grid of streets and sidewalks, with some intermediate pedestrian routes that have been added mid-blocks, and some intermediate service alleys. In the area, the major traffic follows South First and Market Streets and West San Carlos Street. Paseo de San Antonio is a pedestrian way created from a former street. There is a service alley between the Casa del Pueblo and the Montgomery Hotel, and a service alley along the south side of those buildings.

Analysis: The historic vehicular and pedestrian access patterns are respected in the proposed design. The sidewalks continue to be respected and the streets are unchanged. A service alley/parking garage entrance is proposed for the north side of the Block 8 building, at an area consistent with such a use. The proposed building can be considered compatible with this historic vehicular and pedestrian access guideline.

Summary of San José Guidelines Review of Block 8

The Block 8 Project design is found to be consistent with the following guidelines:

- Exterior Materials (7)— To meet the design intent of other guidelines, the exterior materials could be revised into smaller elements and patterns along the sidewalk level, but the proposed curtain wall materials can be considered generally compatible with the historic exterior materials guideline.
- Vehicular and Pedestrian Access (8) — The proposed building can be considered compatible with the historic vehicular and pedestrian access guideline.

The project is not found to be consistent with the following guidelines:

- Lot Patterns (1)— The proposed design approach is not fully in keeping with the lot-pattern guideline. The parcel is larger than those of the surrounding buildings, so needs design revisions to be more visually compatible with the size and scale of the subarea.
- Massing (2)— The proposed building mass is not visually balanced with the historic building masses in the subarea and cannot be found in in keeping with the historic massing guideline. To meet the design intent of this guidelines the massing could be articulated into smaller forms along the sidewalk level, and other design techniques could be used to minimize the perception of the building’s monumentality.
- Façades (3)— The proposed building is not compatible with the historic façade design guideline. The project is recommended to be revised to include features such as awnings, materials, and trim elements that provide pedestrian scale.
- Rear Façades (5)— The design of the proposed Block 8 project is only partly compatible with the Rear Façade Guideline. The use of the rear of the building for services is consistent with the guideline; however, the amount of street façade taken up with the loading area along South First Street is not compatible with this guideline.
- Entries (6)— The entries are not detailed or developed in the plans and cannot be considered consistent with the Entries Guideline.

The following guideline is not applicable:

- Corner Elements (4)— There is no historic pattern of corner elements in the subarea.

Block 3 Analysis

Because Block 3 is not adjacent to, nor visually associated with, any subarea of historic resources, the design can be considered compatible with the Guidelines.

The two Mexican Fan Palms (*Washingtonia robusta*) known as the McKee Palms represent an immediately adjacent potential historic resource that should require special recognition in the design and construction process of the Block 3 Project. These two trees are not presently listed on the City's Heritage Tree list. Like other Mexican Fan Palm tree groupings in the city, and in particular the residential neighborhoods of Palm Haven, Hanchett and Hester Park, Naglee Park, and the Hensley Historic District, they provide a distinctive setting within their context and are individually recognizable. The grouping of Mexican Fan Palms appears to qualify for listing under Sections 13.28.330 and 13.32.140 of the San Jose Municipal Code, due to the historic context and association with the development of early Downtown San Jose. Their plantings occurred over one hundred years ago, and their continued distinctive presence in the Downtown may be considered a significance cultural landscape setting under CEQA.

The design currently shows that the palms will be preserved. The final recommendations of this report include additional reviews that may help preserve these trees.

RECOMMENDATIONS

The design review identifies concerns about the proposed Block 8 Project and provides revision direction. In addition, there could be physical impacts to historic resources in the immediate area of the proposed new construction. City policies provide guidance for the physical protection of historic resources. To reduce potential impacts associated with the new development upon the historic resources near and adjacent to the proposed projects, the project sponsor can implement Recommendations 1 through 3, as well as comply with other recommendations pertaining to preservation of historic resources as identified by the City's Historic Preservation Officer. In the City of San José, lists of recommendations like this one have been completed or overseen by a qualified Historic Architect, who meets the *Secretary of Interior's Professional Qualifications Standards*, and be overseen by the City's Historic Preservation Officer or Building Official. With the incorporation of these recommendations, potential impacts to historic resources could be minimized.

Recommendation 1

Redesign the Block 8 Project to comply with the 2004 *Draft San José Downtown Historic Design Guidelines*, to design a project that is fully compatible with the General Plan Goals and Historic Preservation Policies for the surrounding historic resources and historic downtown core. Recommendations in this report include revising the design to create a

more compatible perceived size, perceived massing, façade and rear façade designs that are in keeping with the Downtown Core and this area, and a more pedestrian-scale entry design.

Recommendation 2

It is recommended that the City Arborist evaluate the Fan Palm group and provide a recommendation on their significance and continued eligibility for the City's Heritage Tree List. With this evaluation, action items for preserving the trees should be prepared and included in the development proposal.

Recommendation 3

A - Prior to construction, a qualified historic architect should undertake an existing conditions visual study of the nearby historic resources, as directed by the City. Included would be the preparation of preconstruction documentation of the historic resources that could potentially be at risk from the construction of the project, including the Civic Auditorium, the St. Claire Hotel, the St. Claire Building, the Dohrman Building, the Twohy Building, and the Montgomery Hotel. The purpose of the study would be to establish the baseline condition of the buildings prior to construction. The documentation shall take the form of detailed written descriptions and visual illustrations and/or photos, including those physical characteristics of each resource that conveys its historic significance and that justify its eligibility as a Historic Resource. The documentation shall be reviewed and approved by the City of San José's Historic Preservation Officer.

B - Prepare and implement a Historic Resources Protection Plan to protect the historic resources determined to be at risk from direct or indirect impacts during construction activities (i.e., due to damage from operation of construction equipment, staging, and material storage). The project applicant would, prior to any construction activities, including any ground-disturbing work, prepare a plan that establishes procedures to protect these resources. The project applicant would ensure the contractor follows this plan while working near these historic resources.

The plan shall be prepared by a qualified historic architect who meets the Secretary of Interior's Professional Qualifications Standards. At a minimum, the plan should include:

- guidelines for operation of construction equipment adjacent to historical resources;
- requirements for monitoring and documenting compliance with the plan; and
- education/training of construction workers about the significance of the historical resources around which they would be working.

C - Utilizing the visual study recommended above, the Historic Architect should make periodic site visits to monitor the condition of the historic resources identified in the

Historical Resources Protection Plan, including monitoring of any instruments such as crack gauges, if necessary, per approval of nearby property owners, or reviewing vibration monitoring required by other construction monitoring processes required under the City's permit processes.

The Historic Architect would consult with a structural engineer if any problems with character-defining features are discovered. If, in the opinion of the Historic Architect, substantial adverse impacts related to construction activities are found during construction, the Historic Architect would so inform the project applicant or applicant's designated representative responsible for construction activities. The project applicant would then respond accordingly to the Historic Architect's recommendations for corrective measures, including halting construction in situations where construction activities would imminently endanger historic resources. The monitoring team would prepare site visit reports.

D - The project applicant would ensure that, in the event of damage to a nearby historic resource during construction, repair work would comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and would restore the character-defining features of the resource in a manner that does not affect the eligibility of the historic property as a California Historic Resource.

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