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MEMORANDUM

DATE: June 15, 2020; Revised July 9, 2020

TO: Attn: Kristy L. Weis, Vice President & Principal Project Manager
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(via email)

RE: Supplemental Historic Preservation Guidelines Review
Market Street Tower/"Block 8" Project Revisions

FROM: Leslie A.G. Dill, Historic Architect

INTRODUCTION

This memorandum is intended to provide supplemental design review for the Market Street Tower/"Block 8" Development Project in San José. The memorandum serves as an addendum to the previously prepared *Historic Resource Project Assessment* report, from January 2019, which was based on a previous design package from September 2018. Updated sets of architectural renderings have been forwarded to Archives & Architecture; the following analysis provides feedback about the revised design's compatibility with the historic resources adjacent to and near the project site. The previous report included analysis for two associated projects. This supplemental review only addresses the development of the Market Street Tower/"Block 8."

The review is an updated version of the previous report design analysis that utilized the 2004 Draft *San José Downtown Historic Guidelines* as a format for review; the current review now also addresses the 2019 *San José Downtown Design Guidelines and Standards*. Analysis with regard to cumulative effects has been added at the request of the community although there are no specific City of San José guidelines or format that addresses this concern. The conclusions of the report are included in the Integrity Analysis at the end of this memorandum.

The supplementary revised design is presented in a drawing set titled *Market Street Tower: Historic Landmark Commission Design Items* dated February 12, 2020 and an added revision set dated May 1, 2020 titled *Market Street Tower: Historic Study*. These drawing sets include sheets that are intended to replace or augment sheets from the 2018 submittal set. The design versions have been prepared by Arquitectonica for the owner, The Sobrato Organization, and forwarded electronically by David J. Powers & Associates, Inc. for review. The February revised set includes seventeen sheets. It includes massing studies referred to as "White Massing" and

lower-level elevations, referred to as “Pedestrian Activation” sheets. The massing studies illustrate two options, Option 1 and Option 2. In this supplemental report, only Option 2 is reviewed. The applicant provided a table of analysis, dated April 23, 2019, titled San José Downtown Design Guidelines and Standards 4.2.4 Historic Adjacency; this table was helpful to the analysis found in this supplemental review. During this review process, the architects revised the upper stories. These revisions are illustrated in the May submittal. The May set includes three sheets: a cover sheet and two renderings. The design shown in this revision was discussed in a telephone meeting on May 1, 2020 immediately prior to the forwarding of the new sheets. All remaining views of the building, including plans, upper-level elevations, renderings, materials, and finishes were reviewed as previously submitted. These views are in a set labeled “Preliminary Design Review” dated September 18, 2018, per the original report that this report supplements.

Executive Summary:

The currently proposed Market Street Tower/“Block 8” Project is substantially compatible with the surrounding historic properties. The proposed project’s design does not adversely impact the Plaza de César Chávez/Market Plaza, the Westin San José/St. Claire Hotel, the St. Claire Apartments/St. Clair Building, the Dohrman Building/Trinkler-Dohrman Building, the Valley Title Building/Hale’s Department Store, the Twohy Building, or the Four Points by Sheraton/Montgomery Hotel, either directly or indirectly or by cumulative effect with other projects. The integrity of these historic resources would be preserved.

Construction mitigations continue to be recommended per the original report.

SUPPLEMENTAL REVIEW

The following reviews only show the revised analysis for the Market Street Tower/“Block 8” Project. Refer to the December report for the full background and analysis that is modified by this memorandum.

Supplemental Project Description

The supplemental project plans consist of massing diagrams and ground-floor elevations that modify the original plan set, along with two rendering that illustrate color changes at the upper stories. The proposed plans, landscape design, and other related elements are presumed to be essentially unchanged.

Per the original report, the Market Street Tower 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 19-story commercial and office high rise with just under 940,000 gross square feet of building and parking area combined. There are five levels of parking above the commercial retail and lobby level. The building is formed of four spiraling oblong towers connected by a central tower. Above the parking levels are multiple floors designed for office space. Two of the towers, diagonal from each other to the northeast and southwest, have nineteen occupied stories with mechanical levels above. The northwest tower is topped by a roof garden at the sixteenth floor, and the southeast tower features a roof garden at

the seventeenth floor. The ground floor of the proposed building is designed for commercial retail space along with lobby areas for the upper levels.

The lower levels have been revised to include swooping façade treatments, referred to as “veils,” which are intended to relate in size, scale, and sense of materials with the lower elevations of the surrounding historic buildings, and to contribute to the pedestrian emphasis of the urban Downtown. The upper five levels of the two taller towers have been revised with a subtle change of material color, which is intended to visually group the highest floors together.

Proposed Revised Materials List

The proposed building includes a curtainwall system or “glazed assembly,” consisting of large panes of glass, both “vision” glass at the occupied floors and “glazed assembly” at the parking garage per the revised drawing set. Materials called out in the earlier finish schedule included: Concrete, ultraclear vision glass; glazed assemblies; curtain wall with mechanical screen system including integrated uplighting; aluminum window assembly; smooth plaster, and stone. The revised storefront areas are noted to include: Textured precast panels, painted metal belt course, painted metal canopy, textured precast panel clad interior column (visible from exterior), and glazed aluminum storefront. The material that will fill the gap beneath the overlapping glass “shingles” is not called out specifically, but it is represented as being proposed as one color for the bulk of the building and a different color at the tops of the two towers.

2004 DOWNTOWN HISTORIC DESIGN GUIDELINES

This section is a revised review. The intent of the Guideline review and the Subarea Definition and Context have not changed from the earlier 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 building(s)? Patterns of open space, such as setbacks and landscaping are included in this analysis, and it is noted that the parcel size itself is not the primary analysis goal in this Guideline. The Guideline describes that a project is recommended to be “divided into smaller articulated building widths...” to be in keeping with the patterns of the subarea.

Subarea: In the subarea, the significant historic footprints are about one-eighth to one-sixth of the size of the north-south city blocks and half the width of the east-west blocks. These footprints are considerably larger than those of the low-set narrower retail buildings in some of the other subareas in the Downtown Core, but the footprints are 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 area of the Block 8 parcel.

Revised Analysis: The revised design (Option 2 and May 1, 2020 renderings) includes the articulation of each façade into upper and lower areas and clearly divides each building width into two smaller widths with the repeated “veil” elements. The proposed building patterns at the sidewalk are similar to the widths exhibited by the historic buildings. The pattern of retail along the streetscape is proposed to be emphasized with wrapped piers that are in scale with and have similar spacing to the pattern of retail of the nearby historic buildings; this detailing help create a visual understanding of the project that is compatible with the lot patterns of the subarea.

The project can be found compatible with the Lot Patterns Guideline.

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 geometric forms were left. “Perceived massing” is created by façade articulation and materials transitions that group and divide a mass visually, such as induced by trompe l’oeil or by shadow lines.

Subarea: In the subarea, the historic buildings are of three to six stories and traditionally blocky, with central lightwells, articulated wings, and spans of one-quarter to one-half blocks as noted above.

Revised Analysis: The revised design, with its articulated, curved lower-level “veil” features, varies the perception of the massing. The quarter-round swoops in the design divide the lower area from the upper area, providing shadow lines that create a visual break in the overall perceived building mass. The placement of the swooping forms also accentuates the vertical divisions within the building forms, splitting each façade into paired masses. The floor plans illustrate the vertical delineation from the lower floors to the top of the building.

The design also features a subtle differentiation between the “shadow box” effect of the parking garage glazing and the upper level vision glass, along with a differentiation of floor heights from garage to office level. The changes in façade detailing between the lower and the upper levels are proposed to provide a form of “articulation” that visually breaks down the massing

between the lower five levels and the upper tower elements, even though it has minimal impact on the sculptural form.

The revised color of the “gap” filler material at the upper five stories of the two taller towers will have the effect of connecting these floors into a visually perceptible group. The dimensions these two groupings are proposed to be similar to the overall dimensions of the surrounding historic buildings, creating a perception of similar massing elements. The color change also provides a stronger visual cap for the towers, altering the perception of the towers’ previously monumental verticality. This color change, in its soffit-like position, will be primarily visible from the streetscape, where the issue of perceived scale is most important.

The currently proposed project, with its “veil” elements and its visual groupings of floor levels, can now be found compatible with the Historic Massing Guideline.

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.

Approach: This Guideline focuses on compatibility with the scale, articulation, and texture of the nearby historic building façades.

Subarea: There is a consistent pedestrian scale found in the historic buildings in the subarea. The buildings provide a tall ground level (entrance level with transom height) 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 street fronts. 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 at this building that is not considered part of the Historic subarea. (See also Rear Façade (5) Guideline for related analysis).

Revised Analysis: The revised design includes “articulation in form, material, and detailing...” at the base of the building where it is needed to provide pedestrian scale compatible with the subarea. The revised design includes forms and detailing that are of a height that provides pedestrian scale, such as the curving “veil” forms that curve up to four stories in height above the ground floor, relating to the overall heights of the historic buildings. The placement of awning elements at the entrances, as well as the retail and lobby heights, relate to the historic subarea. The revised design includes solid panels of textured precast material within the curved areas, which relate in scale to the masonry of the historic buildings. The textured solid material will also clad the piers that echo the scale and materials of the structure systems of the historic buildings. The revised façade illustrates a streetscape with widths that are compatible with the

pattern of retail storefronts, and storefront detailing in keeping with the complexity of the historic streetscape. The South First Street façade has been revised to include a storefront at the northeast corner, providing a “bridge” of storefront display areas and a rhythm of retail entrances along the sidewalk from the Historic Landmark Montgomery Hotel building to the St. Clair Apartment Building.

The solid materials used in the “veil” elements are compatible in overall height with adjacent historic buildings; their widths are compatible with the overall widths of the surrounding historic façades. The top of the “veil” elements echoes the height of the historic cornices, the base of the “veils” provides a datum line with the historic ground-floor cornices. The proposed detailing of the overlays of glazing and precast panels provides depth within the new façade, in keeping with the depth of detailing in the historic masonry buildings (and a contrasting component to the sleek modernist curtain wall with shingled glazing and its consistent patterns of shadow lines).

The currently proposed project, with its “veil” elements and its enhanced pedestrian-scaled streetscape, can be found compatible with the Façades Guideline.

In the previous analysis, the project, as a Modern design in an area of historic buildings, was identified as not creating a false sense of historicism. This conclusion has not changed with the revised design.

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: Identify historic patterns of corner entrances, if any, and review the proposed design to see if it is compatible with such a pattern.

Subarea: Corner elements cannot be characterized as a defining feature of the subarea. In the subarea, there is only one example of a specialized corner design, at the Westin/Historic St. Clair Hotel. This corner features a diagonal entrance wall with some detailing focused along its width, including a raised parapet and applied trim.

Revised Analysis: Because there is not a broad vocabulary of corner entrances or corner embellishments in the sub area, the historic corner element Guideline is not applicable. No supplemental analysis is included in this report.

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: This is the Guideline that confirms that all sides of a building are reviewed. It is expected that a proposed project presents a coordinated composition on all sides, and that a design reflects the uses and scale of the immediately surrounding buildings. This Guideline, along with the Vehicular and Pedestrian Access Guideline (8), address service elements and design.

Subarea: The subarea historic buildings have a vocabulary that includes less ornamentation at the sides and rear façades. Most of these buildings were designed for party walls or densely filled blocks of a similar height and massing. The services and utilities are generally provided at the interior of the blocks, in alleys, rather than using up valuable street footage with dead space. The adjacent buildings, the Montgomery Hotel and the Casa Del Pueblo, have unembellished lower walls facing the project site.

Analysis: The previous review identified that “the use of the rear alley for parking entrance and service access as is in keeping with the patterns of rear façade design in the subarea,” but recommended that the 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.” The revised design includes retail space immediately adjacent to the historic Montgomery Hotel and is shown as having “veil” elements on all four sides of the building. The scale of the lower levels, and the use of the interior of the block for services is compatible with the historic patterns in the subarea. The use of the “veil” within the interior of the block will create visual scale and interest from the windows of the adjacent buildings along the alley.

The currently proposed project is compatible with the Rear Façades Guideline.

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: This Guideline is intended to emphasize the rhythm and pattern of a streetscape.

Subarea: As the focal points along the area’s sidewalks, 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 passersby.

Revised Analysis: The updated drawings clarify a revised and compatible entry design for the proposed new building. The design now includes a clear demarcation of materials defining the base of the building and includes wrapped piers that punctuate a rhythm of retail and office entrances along the three primary sidewalk façades. The expansion of retail into the northeast corner of the building facing South First Street enhances the continuity of the display windows and storefronts along this important streetscape. The inclusion of awning elements, multiple entrances that alter the glazing patterns, and the placement of clad piers at the corners add to the pedestrian scale of the ground floor.

The currently proposed project, with its enhanced pedestrian-scaled entrances and increased number of retail spaces, can be found compatible 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: This analysis assumes that one of the Exterior Materials Guideline primary intents is to create an urbane, urban, and high-quality environment in San José’s Downtown Core. The list represents materials that are found in the historic retail and commercial buildings.

Subarea: 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.

Revised Analysis: The previously reviewed design was analyzed and found compatible with the historic Exterior Materials Guideline, and the revised design remain compatible. The concerns about pedestrian scale and visual perception of the size, massing, façades, and entries were expected to be addressed in the review of the other Guidelines, rather than by a change in materials, and this has occurred. The revised design includes some additional new materials that can also be found compatible with the scale and depth of the historic materials per the analysis in the Façades Guideline. These include primarily the textured panels that provide a solid element with a repetitive scale reminiscent of masonry at the height and width of the historic masonry buildings.

The currently proposed project, with its recessed “veil” materials and its upper-level color differentiation, can continue to be found compatible with the Exterior Materials Guideline.

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: This is the Guideline that prompts a review of pedestrian walkways, driveway access, historic and new rear alleys, and other similar access patterns.

Subarea: 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.

Revised Analysis: The historic vehicular and pedestrian access patterns are shown substantially the same as in the previous proposal version. The previous design was considered compatible with the historic patterns. No revised analysis is included.

SUMMARY OF SAN JOSÉ 2004 DRAFT DOWNTOWN HISTORIC DESIGN GUIDELINES REVIEW

The project has been revised to be substantially compatible with the Lot Patterns Guideline (1), Massing Guideline (2), Façades Guideline (3), Rear Facades Guideline (5), and the Entries Guideline (6).

The project was previously found to be consistent with Guidelines (7) and (8), Exterior Materials and Vehicular and Pedestrian Access; the revised project continues to be consistent with them.

The Corners Guideline (4) is not applicable and is not analyzed in this report.

2019 DOWNTOWN DESIGN GUIDELINES AND STANDARDS

INTRODUCTION

The 2019 *San José Downtown Design Guidelines and Standards* (2019 Design Guidelines) provides a framework of relevant criteria for addressing new construction adjacent to eligible historic resources. These Guidelines provide an organizing framework for analyzing a development within the goals and policies of the City of San José. The 2019 Design Guidelines can be applied as a design-review tool for this project, as the project is within the Downtown Core area, adjacent to and nearby many surrounding historic resources. This review has been added for this supplemental report.

The 2019 Design Guidelines include a series of “Framework Plans” that identify design constraints within the Downtown. The analysis in this report is concerned with Framework Plan 2.3 – Historic Sites and Districts. In the introduction to the 2019 Guidelines (1.2 – Purpose), the goals and function of the Guidelines are described as follows:

The Design Guidelines, in coordination with other plans, work toward the vision with specific requirements and clear direction for new buildings and major exterior modification to existing buildings. The Downtown Design Guidelines are intended to guide buildings toward design excellence, sustainable urbanism, and a sense of place that is unique to San José.

The use of the 2019 Design Guidelines with regard to historic resources is explained as follows:

The Design Guidelines document includes design guidelines for buildings adjacent to historic buildings but does not include guidelines for rehabilitation or modifications to historic buildings or adaptive reuse of historic buildings. Furthermore, the Design Guidelines do not update or change the 1989 Saint James Square Historic District Design Guidelines, the 2003 Downtown San José Historic District Guidelines, the 2004 Downtown Historic Design Guidelines, or any other applicable historic review guidelines and standards. These existing historic guidelines will remain in use as applicable until the City updates those documents.

The subtitle of the 2019 Design Guidelines section that emphasizes “Identity and History,” is: “Accentuate the Area’s Unique Character and Culture.” The goals are:

Create Legibility: Promote Downtown as a cohesive and unified district with citywide and regional importance while celebrating unique sub-areas and using public art as a placemaking method.

Create a Memorable Destination: Build on Downtown’s unique strengths as the cultural, artistic, and creative center of the South Bay and support residents’ active, personal participation in arts and culture.

Be Authentic to San José: Build upon the cultural, historic, and environmental characteristics of San José. [emphasis added for the historic review process]

Welcome All of San José: Strengthen the area as a center for the City and the region for people of all abilities, ages, genders, and income levels.

Applicable Design Guidelines

The Market Street Tower/"Block 8" property is not within any of the districts or areas identified in the Guidelines; however, the project site qualifies for Historic Adjacency as defined within Design Guideline 2.3.2. This means that Guidelines 4.2.2 and 4.2.4 are applicable and reviewed herein. Per the Guidelines:

The building(s) within the categories [below] that cause a new building to have Historic Adjacency are the new building's Historic Context.

- 1. Historic Adjacency - A site has Historic Adjacency when any of the these are true:*
 - a. At least 50% of buildings fully or partially within 200 feet are on the San José Historic Resources Inventory (HRI) or are eligible for HRI listing*
 - b. The site is within 100 feet of a Designated or Candidate City Landmark or contributor to a district or conservation area*
 - c. The site is adjacent to a historic building on the Historic Resources Inventory (HRI) or eligible for HRI listing*

Neighboring buildings are evaluated and presented in a table in the *Historic Resources Project Assessment* report. The proposed new building's Historic Context, per the 2019 Guidelines, includes the following buildings, defined as "adjacent":

- Plaza de César Chávez/Market Plaza (Potential Traditional Cultural Property) – adjacent to (across the street from) the project. (Park/plaza)
- Westin San José/St. Claire Hotel (San José City Landmark HL86-40) – adjacent to (across the street from) the project. (Six stories)
- St. Claire Apartments/St. Clair Building (San José City Landmark HL01-126) – adjacent to (across the street from) the project. (Five Stories)
- Dohrman Building/Trinkler-Dohrman (San José City Landmark HL83-24) – approximately 200' from the project site. (Four stories)
- Valley Title Building/Hale's Department Store (Structure of Merit) – adjacent to (diagonally across the street from) the project. (Three stories)
- Twohy Building (San José City Landmark HL00-120) – within 200 feet adjacency of the project across the street. (Five stories)
- Four Points by Sheraton/Montgomery Hotel (San José City Landmark HL00-120) – immediately adjacent to the project. (Four stories)

ANALYSIS

The 2019 Design Guidelines are applied with the following "rationale" that is defined as: "Historic buildings are a unique and irreplaceable feature of Downtown. New adjacent buildings should respect and enhance historic structures, not overwhelm them. A building with Historic Adjacency should respond to prominent characteristics and patterns of Historic Context buildings to improve the building's fit within the context."

GUIDELINE 4.2.2 – MASSING RELATIONSHIP TO CONTEXT

The design is in compliance with this Guideline’s three Standards because the adjacent historic buildings are not “45 feet in height or less,” so the Height, Width, and Rear Transitions are not required. The adjacent historic buildings are as follows:

- The Westin San José/St. Claire Hotel is across the street from the project, and it is very approximately 75 feet in height.
- St. Claire Apartments/St. Clair Building is across the street from the project, and it is almost 85 feet in height.
- Valley Title Building/Hale’s Department Store is diagonally across the street from the project, and it is over 55 feet in height.
- Four Points by Sheraton/Montgomery Hotel is immediately adjacent to the project. It is approximately 52 feet in height.

The Historic Context buildings are all greater than 45 feet in height, so Guideline 4.2.2 does not apply.

GUIDELINE 4.2.3 – CIVIC ICON ADJACENCY

None of the properties affected by this project are defined as Civic Icons, so Guideline 4.2.3 does not apply.

GUIDELINE 4.2.4 – HISTORIC ADJACENCY

(1) Massing [4.2.4 Standard Titles are numbered herein for clarity]

a) Relate Podium Level building massing to the scale of Historic Context buildings.

Analysis: The proposed building design does not include a stepped podium mass; instead, the building is articulated with exterior elements that relate visually in dimension to the height, width, and massing scale of the historic buildings. The “veil” elements provide depth in the façade as well as emphasizing the lower floors of the building at datum lines that relate to the historic surrounding context. See also the 2004 Draft *Downtown Historic Design Guidelines* “Massing Guideline” analysis, above.

b) Design buildings with rectilinear rather than curved and diagonal forms.

Analysis: The building uses substantial rectilinear forms in its site plan, its ground floor design, and its detailing. The curving elements are made up of planar and orthogonal elements, compatible in size, materials, and scale with the historic context. The design can be found to be consistent with this Standard. The building, although spiraling in form, interacts with the Historic Context buildings and streetscape with many rectilinear spatial relationships.

The curvilinear forms can be considered as meeting the initial General Guideline of 4.2.4 to “Design a building with *Historic Adjacency* to stand on the quality of its own architecture, not as a backdrop for historic buildings.

c) Use cornice articulation at the Podium Level at a height comparable to the heights of Historic Context buildings.

Analysis: There are no applied cornices; however, the building does include demarcations/articulation at heights analogous to the heights of elements within the Historic Context building designs. At the proposed building, there is a change of materials between the retail and lobby display level and the recessed “veil” area. This transition in transparency and materials corresponds with the ground-level cornice lines of the adjacent historic buildings. The proposed ground floor design also includes detailing, such as awnings and signage, that support the continuity of the streetscape scale and transom heights.

There is a change in materials and depth of the façade at the swoop that defines the “veil” elements. This change of material relates to the overall heights of the adjacent historic buildings and their roof cornices. The subtle change in materials and window height at the top of the parking garage level at the Market Street Tower/“Block 8” approximately follows a datum line at the height of the Historic Context buildings. This continuity creates a connection between the historic and proposed buildings.

d) Use Streetwall Continuity with Historic Context buildings

Analysis: The proposed building meets the sidewalk in a way consistent with the historic context. The retail display is continuous, and the pattern of entries is similar and compatible.

The proposed project can be found substantially compatible with the **Massing Standards**. The curving elements are built above orthogonal features at the pedestrian level, so the ground floor meets the sidewalk with rectilinear elements.

(2) Façade

e) Use articulation that creates façade divisions with widths similar to Historic Context buildings on the same side of the street

Analysis: To provide a rhythm of appropriately scaled elements along San José streetscapes, this Standard requires that a proposed new building must include articulation in the façades that relate to the widths of the historic buildings adjacent. The rhythm of the width of the historic buildings is approximately one-eighth to one-sixth of the size of the long city blocks and about half of the short city blocks. The range of widths varies from 120 to 190 feet. The west elevation of the Twohy Building is the narrowest façade, at about 65 feet, but its north side is approximately 150 feet wide. The proposed building is divided into four tower elements that are accentuated at the ground level by the swooping “veil” elements. The tower bases and the divisions between the veil elements divide the building into two widths of less than 85 and less than 95 feet on South First Street and divided into two elements of less than 140 and less than 125 feet wide along San Carlos Street (with a larger than 25-foot gap to articulate this division).

These dimensions are compatible with the historic patterns of building widths in the area.

f) Do not simulate historic architecture to achieve these guidelines

Analysis: The proposed new building does not simulate historic architecture.

g) Place windows on façades visible from the windows of the adjacent Historic Context buildings.

Analysis: The new building has a service area at the proposed new alley facing the landmark Montgomery Hotel at the ground floor where the historic hotel also has a service level. The new building is proposed to include shadowbox glazing at the parking garage levels above this shared service area, facing the hotel. The proposed glazing corresponds to the level of the historic building where it starts to have window, as well. The historic building will overlook a glazed exterior and “veil” design features, not a solid stucco or masonry wall.

The proposed project can be found compatible with the **Façade Standards**.

(3) Elements

h) Use some building materials that respond to Historic Context Buildings

Analysis: The proposed building materials noted in the project plans do not include materials that match the materials of the surrounding Historic Context Buildings. The proposed building is primarily clad in curtain-wall materials such as precast panels, expanses of glass, painted metal panels, etc., while the historic buildings are primarily masonry or stucco with wood windows and applied decorative trim in stone or plaster. The material texture, scale, and coloration of the solid “veil” element do respond to the solid masonry or stucco historic resources in the context area, and the display window elements also correspond to the characteristics of the ground-floor designs of the historic buildings.

This review relies on the assumption that if the analysis in (i) indicates that the proposed new materials are compatible in scale, proportion, design, finish, texture, and durability, that the proposed materials can be found to “respond” to the historic materials.

i) The new materials should be compatible with historic materials in scale, proportion, design, finish, texture, and durability.

Analysis: The proposed new building has materials that are compatible in scale, proportion, design, finish, texture, and durability with the adjacent historic buildings. The recessed “veil” elements have smaller-scale repetitive texture and a solid appearance, compatible with masonry; the ground-floor display elements are in scale and materials similar to the retail levels of the historic buildings; the wrapped piers provide a similar framework of solid materials. The overall area of proposed materials, such as the width of each “veil” element and the grouping of the upper tower levels, are proportionate to the dimensions of the historic buildings in mass. The proposed building materials are designed to have an “urban” and durable feel, including some use of shadow lines and depth of façade detailing. The proposed building includes modern materials commensurate with the quality of materials used in the Historic Context Buildings.

The proposed project is compatible with this aspect of the Standards.

The proposed project can be found to meet the intent of the **Elements Standards**.

(4) Ground Floor

j) (Space pedestrian entries at similar distances to Historic Context building entries.

Analysis: Each of the historic buildings features a series of retail storefront bays separated by masonry or solid piers; these are interspersed with either store entrances, restaurant entrances, or lobby entrances. The entry pattern of the proposed new high-rise building includes multiple frames for ground floor activities and multiple (two to four) entrances per façade. The proposed design is compatible with the Historic Context.

k) Create a ground floor with a similar floor to ceiling height as nearby Historic Context buildings.

Analysis: The top of the proposed new transom window, the line that corresponds to the top of the floor and provides transition to the upper stories, aligns with the base of the ground-floor cornice line of the Montgomery Hotel and appears almost exactly to match the height of the block-long cornice line that spans the ground floors of the St. Claire Apartments and St. Claire Hotel. The proposed floor-to-ceiling height at ground level is related to the ground floor designs of the Historic Context buildings.

The proposed project can be found fully compatible with the **Ground Floor** Standards of the 2019 Downtown Design Guidelines.

SUMMARY OF 2019 DESIGN GUIDELINES ANALYSIS

The revised project can be found to be substantially compatible with the Historic Context buildings, as follows: The proposed design includes massing forms and visual groupings that provide compatibility between the Historic Context buildings and the proposed high-rise building. The proposed building includes the “veil” features, window-pattern changes, and materials that group and break down the façade per Massing Standard (a) and that relates to cornice lines per Massing Standard (c), and the design continues the streetscape wall in keeping with Massing Standard (d). The proposed project design can be found in keeping with the Façade Standards (e), (f), and (g); the building has articulation in scale with the historic context buildings(e); the building does not simulate historic architecture (f), and the building includes windows on the interior of the block where they might be viewed from adjacent historic buildings (g). The proposed Market Street Tower/“Block 8” design is substantially in keeping with the Elements Standards (h) and (i). Although the new building will not include materials that match the Historic Context Buildings, the placement, use, and scale of the elements, as reviewed in Standard (i), indicate that the materials respond to the Historic Context. Finally, the project is compatible with the Ground Floor Standards (j) and (k), as the proposed design includes entrance patterns, display-window complexity, awnings, in keeping with the Historic Context patterns, and the ground floor is similar in height to the adjacent historic buildings.

The building is not fully in keeping with the literal requirements of Massing Standard (b) as it applies to rectilinearity; however, the primary interface of the building is at pedestrian level, and, in the urban design context, the building meets the street and follows the sidewalk lines orthogonally, and the proposed composition as a whole is compatible with the scale, massing, and block patterns represented by the Historic Context buildings.

CUMULATIVE IMPACT ANALYSIS

There is no identified process or set of guidelines within the City of San José policies for evaluating the cumulative impact of recent, proposed, and future projects in an area. The

concept of cumulative impact, according to nationally known Historic Preservation Consultant Thomas F. King¹, is as follows:

- Look for patterns of development that are happening in the area;
- Identify how the proposed project relates to these patterns;
- Determine whether the relationship of the project to the area is positive or negative or both;
- Consider ways to accentuate the positive and eliminate the negative.

Patterns of development in the area

In keeping with the City's General Plan, the currently projected pattern of development in the City of San José is to encourage "intensification" and "very high density." Developers have responded, proposing large, high-rise buildings for most infill projects.

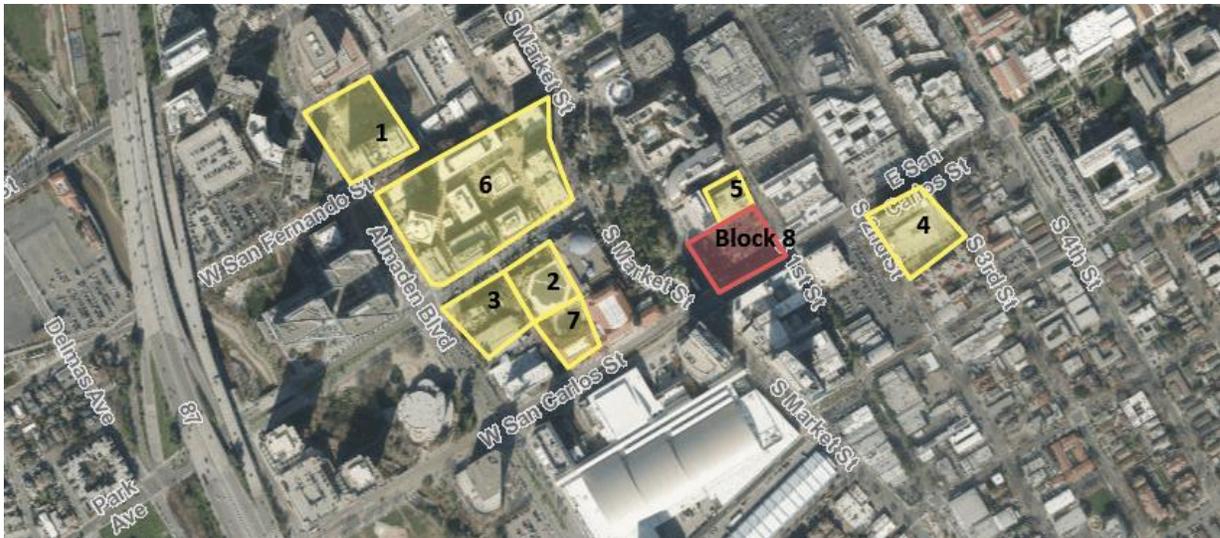
How might these new projects impact the historic structures in the downtown? How might the historic resources be threatened by increased, large-scale infill? First, historic resources could be threatened by proposed demolition (for intensification of use). Second, historic resources could be threatened by the potential overwhelming scale of larger buildings adjacent to traditionally smaller historic designs or by inadequately compatible large-scale additions. Smaller historic buildings, with detailed historic scale of materials and elements, might be sandwiched by much larger buildings with large-scale façade compositions or overwhelmed by additions that are not compatible. Adjacent large buildings with large-scaled detailing could lead to a diminishment of the historic resources' historic integrity of design, setting, feeling, and associations.

How the proposed project relates to these patterns

Proposed Demolitions: The Market Street Tower/"Block 8" Project will be joining other new high-rise construction built or currently proposed in the identified subarea (see the map and list of current projects, provided by the City of San José Planning Department, below). The CityView Plaza project does propose considerable demolition of existing buildings, including the proposed demolition of buildings that meet the criteria of historic resources, and the McCabe Hall project proposes the demolition addition of this to the San José City Landmark Civic Auditorium complex. The Hale's Department Store building, a Structure of Merit that may encapsulate a significant architectural design, has been mentioned for demolition; however, no project is currently proposed there. Within the immediate surroundings of the proposed project, and especially along North First Street streetscape, no currently foreseen project is proposing to demolish an historic landmark.

The Market Street Tower/"Block 8" Project is proposed for a vacant lot and does not include demolition of a resource. The Tribute Hotel addition is approved to be located on the same parcel as the historic landmark Montgomery Hotel, but no demolition is proposed; the project preserves the massing and materials of the historic building. The Montgomery Hotel itself was proposed for demolition but was relocated instead.

¹ <http://crmplus.blogspot.com/2007/12/cumulative-effects.html>



“Nearby Project Visual.” Courtesy City of San José

Key to “Nearby Project Visual”

1	Map Point	Project Name	Address	Status	Description
2	1	Greyhound Residential	70 S Almaden Blvd	Approved	Construction of up to 781 residential units with approximately 20,000 square feet of ground floor retail in two high rise towers
3	2	Museum Place	180 Park Avenue	Approved	Construction of a 20-story mixed-use building with approximately 600,000 square feet of office, 13,000 square feet of ground floor retail, and 60,000 square feet of museum space. The CEQA has been approved for Museum Place II but the updated project itself has not been approved.
4	3	200 Park Avenue	200 Park Avenue	Under Construction	Construction of an approximately 1,055,000 square foot office building with 840,000 square feet of office and 229,200 square feet of above grade parking.
5	4	The Graduate	80 E San Carlos	Under Construction	Construction of a 19-story building with up to 260 residential units and approximately 14,800 square feet of ground floor retail/commercial.
6	5	Tribute Hotel	211 S 1st Street	Approved	Construction of a 24-story, 279 room hotel integrated into a historic building.
7	6	Cityview Plaza	Block bounded by Park Ave, S Market Street, Almaden Blvd, and W San Fernando Street	Pending	The construction of three 19-story office buildings consisting of a total of 3,574,000 square feet of leasable office and 65,000 square foot of ground floor retail.
8	7	McCabe Hall	145 West San Carlos Street	Pending	Demolition of McCabe Hall, an addition to the City National Civic Auditorium, in order to facilitate expanded truck unloading for events

Do the City's cumulative development projects create patterns of demolition pressure on the historic buildings? To-date these early twentieth-century buildings in the area are highly visible and have enjoyed long-time community support, so the expectation is that they would likely be preserved rather than demolished. In other areas of the Downtown, there has been pressure to demolish (or sometimes relocate) historic resources. These have impacted usually much smaller-scale residential buildings in such places as the SoFA district; however, the CityView Plaza Project does represent the proposed demolition of much larger buildings, planned to be replaced with denser, taller buildings. Future proposed demolition of the historic buildings near the subject project is not inconceivable, but the current project, by fitting on a vacant site, does not add to that potential.

Proposed Scale of Construction, on a Cumulative Level: The proposed 19-story subject project is immediately adjacent to the historic Montgomery Hotel. The historic hotel has an approved high-rise addition. The historic building and its proposed new wing are flanked by the Market Street Tower/"Block 8" Project and the Fairmont Hotel and the Fairmont Annex. The subject project, the Fairmont Hotel, the Fairmont Annex, and the Tribute Hotel addition are all high-rise structures. The Casa del Pueblo Apartments from 1976 is over ten stories. There is the potential for additional large buildings as noted in the demolition section above. Across the street, the low-rise Federal Building, not yet fifty years old, could potentially be demolished and replaced by a tall building, as could the former Camera 12 theaters building that wraps the Twohy Building. The parking area behind the Hale's Department Store building has been discussed a high-rise project. It is possible, although not currently anticipated, that high-rise additions might be placed into the centers of some of the historic buildings that have no vacant property for intensification.

The cumulative effect of all this construction can be mitigated if the proposed projects are designed to be compatible with the historic subarea and contiguous historic buildings. The key to compatible infill construction adjacent to a historic resource is for the new building to respect and reaffirm historic patterns. The size of an adjacent development is only one component of design compatibility. If the historic buildings represent a pattern of pedestrian-scale retail storefronts and lively sidewalk interactions, then the proposed new development should include these values in its design. If the historic buildings represent a pattern of elegant materials and ornament, the proposed new development should provide new designs that are current representations of elegance and design complexity. If an historic neighborhood features strong front façades and a continuous streetscape plane, then new buildings should be respectful of these established design patterns.

The San José Guidelines for infill, as well as the *Secretary of the Interior's Standards for the Treatment of Historic Properties* for additions, provide a framework for review of proposed projects. These guidelines and standards provide review of lot-size patterns; overall massing; exterior materials; scale of detail of front and rear façades and corner elements; entry patterns; vehicular and pedestrian access patterns; massing articulation with regard to the scale of adjacent historic buildings; the use of rectilinear forms in the downtown; cornice articulation and datum lines; streetwall continuity; and scale of window patterns. These reviews should identify how each new project preserves the historic integrity of the resources on the site with, adjacent to, or nearby the proposed project. Assuming rigorous reviews and responsive

developers, infill projects of a variety of densities and sizes can be designed to be compatible with historic resources.

Determine whether the relationship of the project to the area is positive or negative or both:

Of concern—expressed by the community—is the relationship between the landmark Montgomery Hotel and the projects and existing buildings that will flank it. Because the historic hotel building is undergoing a vertical expansion project, the hotel “presence” will be heightened and enlarged, rather than being compressed between two new projects. With its approved addition, the hotel is expected to be perceived as a composition with twenty-four stories in total. The historic base and its tall addition, with compatible detailing and scale, can be perceived as in balance with the tall new construction that will surround it. The proposed Market Street Tower/“Block 8” Project includes many compatible design elements that relate to the scale, streetscape, complexity of pedestrian experience, and, per the analyses of this supplemental report, is substantially compatible with the historic resources in the area. The building will infill a former gap in the continuity of the streetscape and provide pedestrian connection between historic landmarks north and south of San Carlos Street.

What do the critical character-defining features of the identified historic resources bring to the Downtown? They bring decorative ornament, high-quality “urbane” materials, and balanced façade compositions. They have cornices at similar heights and provide a pattern of pedestrian-scaled retail storefronts along the streetscapes. They embody historical and architectural associations and provide community value. Determining the relationship of a proposed project to the area, therefore, requires analysis based on these values. This analysis is embodied in the two sets of City of San José Guidelines and the integrity analysis required as part of the environmental review. These guidelines are analyzed within this supplemental memorandum as being generally compatible, which is a positive outcome for the area.

INTEGRITY ANALYSIS

The currently proposed project design can be found to be substantially compatible with the San José Guidelines with regard to “infill” projects in the downtown. This indicates that the design of the project has a size, massing, scale, function, and materials generally in keeping with the historic buildings in the immediate area. Using this analysis, further conclusions can be made regarding the potential impact of a proposed project on nearby historic resources.

An integrity analysis is a significant component of the City of San José design review process. The integrity analysis is tied into the criteria for National Register and California Register eligibility; a project that might impact the integrity of a historic resource would be impacting the significance of that resource. According to the California Office of Historic Preservation Technical Assistance Series #6

Integrity is the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location,

design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

The following analysis is intended to address how the proposed Market Street Tower/"Block 8" project might potentially preserve or impact the historic integrity of the historic resources identified in the area. The analysis utilizes the seven aspects of historic integrity indicated by the National Register and State of California's definition of authenticity of a resource. Some of the aspects of integrity cannot be applied to projects on parcels adjacent to historic resources, including the aspects of location, artisanship, and materials because these aspects are not proposed for alteration of separate properties. For the purposes of understanding the impacts of a proposed project on a neighboring property, the aspects of design, setting, feeling, and association can be reviewed.

Design

The project would not have a direct physical impact on the integrity of the designs of any of the historic resources. Because the historic resources are adjacent to and near the project, rather than sharing the site, the designs of the buildings on nearby parcels would remain physically untouched. With regard to the visual understanding of the design, the analyses using the 2004 Draft *City of San José Downtown Historic Design Guidelines* and the 2019 *San José Downtown Design Guidelines and Standards* indicate that the size, massing, patterns of entrances, materials, scale, detailing, and separation of the buildings would be compatible; therefore, the historic designs of the Montgomery Hotel, the Twohy Building, the St. Claire Hotel and St. Claire Apartments, and the Dohrman Building, as well as the design understood to be encapsulated in the Hale's Department Store building, would not be overwhelmed, diminished, or made to appear out of scale or balance. Therefore, the integrity of the designs of the historic resources would be preserved.

Setting

The proposed project would alter the current setting of the nearby historic resources, but the historic resources have already lost their original settings in this locale. When the historic resources were first built, this area was developing as a dense commercial district, replacing residences that had scattered the area in the nineteenth century. The buildings shared party walls and formed a continuous streetscape along South First Street. During the later part of the twentieth century, buildings were demolished for urban renewal and redevelopment efforts. The proposed project site has been vacant for about 20 years, and was largely vacant prior to that, only containing one mid-rise building with a smaller footprint, surrounded by parking. With little built historical context remaining at this site, the proposed project cannot be considered to have a new adverse impact on the settings of the various historic resources in the area. The reestablishment of a commercial streetscape is a positive outcome on the setting of the historic buildings. The design of the proposed new lower levels responds to the heights, scales, and materials of the historic commercial buildings, creating a compatible pedestrian setting.

Feeling

The surrounding historic resources feature masonry or stucco façades with decorative bas-relief, vertical inset windows, and other historic design elements that provide balanced and rich compositions. Each building has its own feeling that embodies a commercial mid-rise building of its era. Each building in the area is distinctive and conveys strong connotations. Each can “hold its own” in contrast with a project that conveys a feeling of twenty-first-century modernism. The integrity of feeling of the historic resource would be preserved.

Association

The associations of the historic buildings will continue to be represented adjacent to and nearby the proposed new construction. The new construction would not diminish the architectural beauty or historic narratives that are embodied in these landmarks. The historic integrity of the significance of each resource will be preserved.

Conclusions

Although the setting would be altered, the historic setting had been previously lost with regard to the significance of the resources over time; the proposed adjacent design is compatible in scale and detailing at the streetscape; the feelings and associations of the historic resources would remain intact. Therefore, the proposed construction of the Market Street Tower/“Block 8” Project would not impact the historic integrity of the resources in the area.

CONCLUSIONS

The currently proposed Market Street Tower/“Block 8” Project can be found to be substantially compatible with the 2004 Draft *City of San José Downtown Historic Design Guidelines* and the 2019 *City of San José Downtown Design Guidelines and Standards* for properties adjacent to Historic Context Buildings and in its Downtown subarea. It can be determined that it does not create an adverse cumulative impact with recent, current, and future development activity in the area. The historic integrity of the immediately surrounding historic resources can be found to be preserved.

Construction mitigations continue to be recommended per the original report.