

TREANORHL

HILLBROOK HIGH SCHOOL, SAN JOSÉ, CALIFORNIA
SAN JOSÉ DOWNTOWN DESIGN GUIDELINES AND STANDARDS
COMPLIANCE REVIEW

DRAFT

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1. INTRODUCTION

David J. Powers & Associates has requested TreanorHL evaluate the proposed Hillbrook High School Project in downtown San José. The project involves two previously identified historic resources at 227 N. First Street (St. James Hotel/Moir Building, APN 259-33-058) and 240 N. Second Street (National Guard Armory, APN 467-01-028). According to the City of San José Historic Resources Inventory (HRI), both properties are listed as City Landmarks and the Moir Building is individually listed on the National Register of Historic Places.

This report includes an evaluation of the proposed project for compliance to the *Secretary of the Interior's Standards for Rehabilitation (The Standards)* and the *San José Downtown Design Guidelines and Standards* (2019, updated 2020). The design assessment and compliance analysis are provided in order to inform the environmental process and determine if the proposed project would result in a substantial adverse change in the significance of or cause an impact to any historic resources as defined by the California Environmental Quality Act (CEQA) and to ensure compliance with local planning guidelines and regulations relevant to historic resources.

2. METHODOLOGY

TreanorHL conducted a site visit at 227 N. First Street and 240 N. Second Street on November 7, 2022 to evaluate the existing conditions, historic features, and architectural significance of the subject properties and the surrounding area. Staff also reviewed the City Landmark nominations for both buildings, the National Register nomination for the Moir Building, the proposed project drawings by Anderson Brule Architects, and relevant documents provided by the City of San José and David J. Powers & Associates.

3. PROPOSED PROJECT

227 N. First Street

According to the August 2, 2022 proposed project drawings, no work will take place on the exterior of the Moir Building or on the site directly surrounding the building. The work for the proposed project is limited to interior alterations, including the removal of existing interior walls. New rooms will be created by the addition of walls around the two center storefronts. The restrooms on the northwestern corner will receive some alterations, with several walls being demolished. The vestibule in the northwest corner that opens to a door on the west façade will be removed. On the second and third floors, larger classroom spaces are created by removing walls; this will occur on the north, east, and south wings of the building. The center core remains relatively unchanged, with the exception of minor alterations at the elevator.

240 N. Second Street

The surrounding site of the National Guard Armory building will remain generally unchanged, with minor changes to the exterior. The proposed project includes major alterations to the interior.



The windows on all sides of the exterior will be restored; frames will have existing loose paint removed and receive a new coat of paint that matches the existing color. Damaged or mismatched glazing will be replaced to match the historic single-pane glazing.¹ The two sconces on either side of the main entrance will receive new paint, and the lights will be made functional. The existing exterior stucco walls will be cleaned of loose paint and repainted to match the existing façade color.

The existing steel gates at the center of the main facade will remain; however the covered exterior entrance lobby, visible from the street through the steel gates, will receive changes. A structural frame will be added to the walls. The hollow clay tile walls will be removed and the lobby will be recreated to match the existing appearance. The covered exterior entrance lobby vaulted ceiling, arches, and pilasters are to remain. Additionally, the set of doors and transom leading from the lobby to the multi-purpose room will be retained.²

The interior will receive alterations, including the reconstruction of the two sets of stairs and the control room in the multi-purpose room, and the removal and addition of walls on all levels. A number of restrooms will be remodeled.

4. PROPERTY DESCRIPTION

The project site encompasses two parcels on two separate blocks. 227 N. First Street is on a block bound by Devine Street to the north, N. First Street to the east, W. St. James to the south, and N. Market Street to the west. 240 N. Second Street is one block to the east; bound by E. Julian Street to the north, N. Third Street to the east, E. St. James to the south, and N. Second Street to the west. The surrounding area consists of a mix of institutional, commercial, and residential buildings. St James Park is located to the south of E. St. James Street.

¹ Restoration work on windows was confirmed by Andersen Brule Architects and David J. Powers via email on November 22, 2022.

² New work in the covered exterior entrance lobby was confirmed by Andersen Brule Architects and David J. Powers via email on November 22, 2022.



Figure 1. The two subject properties, parcels outlined in dashed red (Google Earth, imagery date March 2022).

240 N. Second Street, National Guard Armory (APN 467-01-028)

Constructed in 1933, this Spanish Revival building is clad in stucco.³ At two stories high, the west section of the building is capped with a red half-barrel tile low-pitched hipped roof and has a front-facing U-plan. The central massing of the building is double height and rectangular in plan with a low-pitched gable roof. A flat-roofed two-story section with an L-shaped footprint runs along the east façade.

The front (west) façade is generally symmetrical, with differentiation at the first floor on the projecting sections. The south end of the first floor is punctuated by a multi-lite aluminum casement window, while two narrow openings are on the north end. On both ends of the second floor, multi-lite double doors open to a balconette balcony with square metal rails and wide brackets. Facing the lawn, a recessed arch is centered on this façade and is closed off by a partial-height cast iron gate. Beyond the gate, a voussoir opens to a covered exterior entrance lobby. The walls, vaulted ceiling, and four pilasters are clad in stucco. An arched niche with a sill sits on the east wall. The lobby leads to a set of double doors with crash bars and a segmented arch multi-lite transom. On the façade, a cartouche with the year of construction "1933" is placed in the middle of the voussoir. Two plaques, two cast iron lanterns, and four multi-lite windows flank the entrance. A band of multi-lite nine arched windows with a continuous sill run along the second floor.

³ Historic Landmarks Commission. *Historic Landmark Nomination Form, California National Guard Armory, 240 N. Second St., San Jose, CA, 95110*. Undated.

South of the building is a driveway blocked by a low stucco-clad wall and cast-iron gate. On the south façade, the two-story section of the building features multi-lite rectangular windows. The double-height central section projects further out from the front section of the building. Two pilasters frame a set of stamped metal double doors facing east. Two sets of the same doors face south on the south façade, and a fourth set of doors face east on the two-story rear section. Two full-height pilasters frame four multi-lite windows and three partial pilasters at the gable end.

The north façade echoes the south façade; however, all sections of the building are flushed with one another. A single multi-lite door with an overhang clad in red tile is on the east end of the building. The east façade abuts private property and is not visible from the street.



Figure 2. The west (main) façade of 240 N. Second Street.



Figure 3. A partial view of the south façade of 240 N. Second Street.

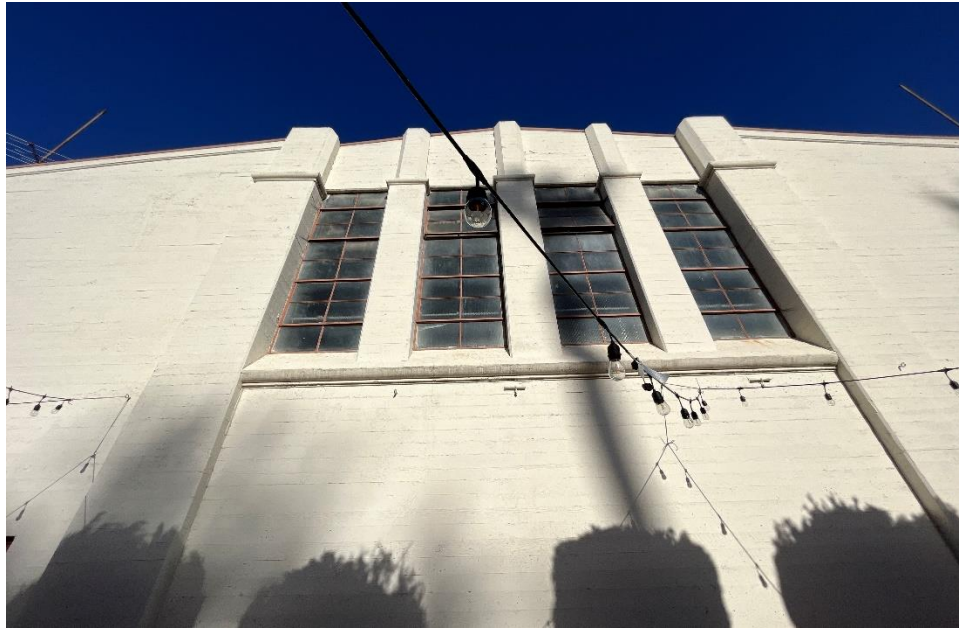


Figure 4. Detail of the windows on the south facade of 240 N. Second Street.



Figure 5. The north façade of 240 N. Second Street.

227 N. First Street, Moir Building (APN 259-33-058)

Constructed c. 1892, the three-story brick and stone clad Queen Anne and Romanesque Revival commercial building is rectangular in plan and has a flat roof.⁴ On the front (east) façade, two rusticated sandstone or terracotta arched entryways, a pilaster at the center, and piers on either corner divide the first floor. Leading from the street are two sets of marble steps at each arch. Cast iron gates close off the arches; wooden staircases behind the gate are visible from the street. Four recessed storefronts alternate between the stone elements. Each storefront has two engaged columns with capitals, either one or two glazed doors, and multi-lite transoms. A shallow canopy roof extends over each storefront.

⁴ Historic Landmarks Commission, Laffey/Cortese/Janke. *San Jose Historic Resources Inventory Form, Moir Building 227-241 North First Street.* August 17, 1989.

Centered above the stone arches are four two-story slanted bay windows with flat-roofs and projecting trim. Stepped wood detailing covers the underside of the bay window at the second floor. The top and bottom of each second-floor bay window features a simple wood panel and trim. Decorative latticework and dentil molding separate the second and third floor windows. The primary window types are aluminum-sash double-hung and fixed.

On the second floor, four tall rectangular aluminum-sash windows sit in the middle of the east façade. Continuing above on the third floor are four tall arched aluminum sash windows. Separating the windows are two-story pilasters; and the spandrels between the second and third floors have dentil molding. An arched window hood with keystone detailing is perched over the third story arched windows. A set of four windows of the same design sit at the west end. Beneath the simple parapet is the crown molding and bracketed cornice above the dentil course. A painted patterned frieze runs below, with “Moir Building” signage at its center.

At the northeast corner of the building is a projecting two-story round corner tower. The cornice and parapet connect and wrap around the tower. The tower has vertical panels separating the double-hung aluminum-sash windows and no detailing on the underside.

The north façade has two sets of slanted bay windows identical to the ones on the front facade, and four vertical and arched windows on the second and third floors. The first floor has no entrance, and instead has three segmented arched multi-pane casement windows.

The west façade features fenestration on all three floors. Segmented arches reveal double-hung aluminum sash-windows or glazed wood doors with transoms on the first floor. Blind arches are found on the center of the façade on all floors—possibly filled in openings. The majority of the south façade is not visible; some one-over-one aluminum sash windows punctuate the upper floors.



Figure 6. The east (main) façade of 227 N. First Street.

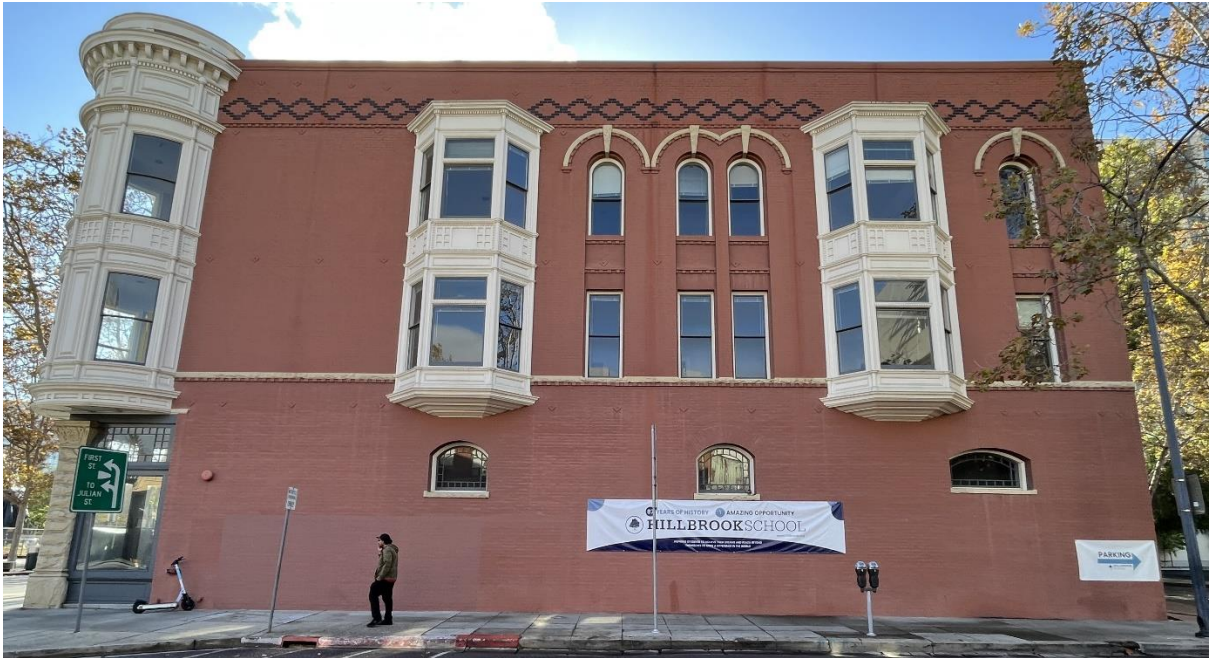


Figure 7. The north façade of 227 N. First Street.



Figure 8. The west façade of 227 N. First Street.



Figure 9. The south façade of 227 N. First Street.

5. SIGNIFICANCE SUMMARY

240 N. Second Street

The City Council of San José designated the National Guard Armory Building at 240 N. Second Street as a City Landmark in March 1989 for its significance as a military building that served the local community, state, and nation during times of war and peace. The building is also significant as a local example of Depression-Era federal construction since it is “one of the two known WPA buildings in San José.” Contributing to the military heritage of San José, the Armory served as a training site for the National Guard since its construction in 1933 until 1988. Designed in the Spanish Revival architectural style and built by the Works Progress Administration, the building served as headquarters for military administration, and as mobilization grounds for troops. After the bombing of Pearl Harbor, the Sixth Army occupied the building where they developed and carried out field orders for forces in San Francisco and Fort Ord. Units of the 159th Infantry were organized and deployed from the building when the U.S. entered World War II in December 1941. At the end of WWII, the Armory was used as a facility where military units were disbanded. After the war, the building was used to store records and military equipment.⁵ The period of significance would be from 1933, when the building was constructed, to the termination of World War II in 1945.

⁵ Nancy Hemmen, *Historic Preservation Officer to City of San Jose City Landmarks Commission, HS 88-47 California National Guard Armory Building: Public Hearing for Landmark Designation*, February 9, 1989.

Integrity of location is maintained for the Armory Building, since it has not been moved. The building has not received any major exterior alterations over time; therefore, it retains integrity of design, materials, and workmanship. Although the immediate setting of the property has been somewhat impacted by the construction of new apartment buildings, the commercial and residential character of the area remains. The property retains sufficient integrity of setting. The integrity of feeling and association has been diminished as the building is no longer associated with its military heritage. Overall, the Armory Building at 240 N. Second Street retains enough integrity to convey its significance.

The following list provides the character-defining features of The Armory at 240 N. Second Street:

- Two-story massing with irregular footprint
- Reinforced concrete construction
- Low-pitched hip and gable roofs, clad in half-barrel tile
- Covered exterior entrance lobby, including the walls, vaulted ceiling, arches, and pilasters
- Stucco-clad exterior walls
- Arched entryway with decorative cartouche
- Balconies on the front façade with divided lite windows and iron railings
- The row of four full height and partial pilasters, and the fenestration between the gable ends at the north and south facades

227 N. First Street

The Moir Building at 227 N. First Street is listed on the National Register of Historic Places, California Register of Historical Resources, and as a San José City Landmark. Constructed c. 1892, the building is significant for “its association with the economic development of San José through the San José Board of Trade, parent organization of the San José Chamber of Commerce” (Criterion A/1); for its association with the notable local developer-entrepreneur William Moir (Criterion B/2); and as an excellent example of late 19th century commercial architecture in San José as represented by its eclectic combination of Queen Anne and Romanesque Revival architectural styles (Criterion C/3).⁶ The existing evaluations do not specify the period of significance or list character-defining features. The period of significance under Criterion A/1 would be from 1894, when the building was construction, until when the Board of Trade left the building. The exact date the Board of Trade vacated the building has not been identified through research, but is likely around 1900. The period of significance under Criterion B/2 would be c. 1892 when William Moir developed and occupied an office in the building.⁷ The period of significance under Criterion C/3 would be c. 1892 when the building was constructed

⁶ Bonnie L. Bamburg, *Moir Building, National Register of Historic Places Inventory-Nomination Form*, January 20, 1982; Resolution No. 54903, Resolution of the Council of the City of San Jose Designating, Pursuant to Chapter 13.48 of Title 13 St. James Hotel (Moir Building) as a Landmark of Special Historical, Architectural, Cultural or Aesthetic Value or Interest (adopted September 15, 1981); Historic Landmarks Commission (Laffey/Cortese/Janke), *Moir Building, S.J. Historic Resources Inventory*, June 26, 1989.

The date of construction is listed as 1892 in the *S.J. Historic Resources Inventory* and as 1893 in the NRHP nomination.

⁷ City Directories of San Jose, via ancestry.com.

The Moir Building at 227 N. 1st Street retains integrity of location since it has not been moved. Alterations occurred at the east façade, and while the character of the building is still prevalent, the integrity of design, materials, and workmanship have slightly diminished. However, integrity of design, materials, and workmanship are maintained on the remaining facades, which have not undergone major alterations. Integrity of setting remains, as the surrounding area was commercial, residential, and civic at the end of the late 19th century, and the area still maintains this general profile. Integrity of association and feeling have been compromised since the building is no longer used for commercial or residential purposes. Overall, the property retains sufficient integrity to communicate its significance.

The character-defining features for 227 N. First Street are as follows:

- Three-story massing with flat roof with parapet
- Brick construction with sandstone, cast iron, and wood features
- Bracketed cornice with a band of dentils above a plain frieze
- Round corner tower
- Two-story slanted bay windows with decorative panels on the east and north façades
- Window hoods with elongated keystones at the third level of the east and north façades
- Rusticated stone at the pilasters with acanthus capitals and arched entries on the east façade
- Marble steps on the east facaderecessed storefront on the east façade
- Segmented arch openings for windows on the east façade and doors on the south façade

6. REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of state, and local regulations used to assess the proposed project.

California Environmental Quality Act

For the purposes of the CEQA (Guidelines Section 15064.5), the term “historical resources” shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et.seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California,

may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history.
(Guidelines for the California Environmental Quality Act)

When a proposed project may adversely affect a historical resource, the CEQA requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1).

Local Planning Regulations

This section provides a design analysis using the standards detailed in the *San José Downtown Design Guidelines and Standards* (2019, updated 2020). The San José City Council has adopted guidelines prepared by the Planning Division to assist with the design, construction, review and approval of development in San José. These guidelines provide the minimum design standards to be applied to various developments and land uses and serve to facilitate a consistent and efficient review process of proposed developments.⁸

San José Downtown Design Guidelines and Standards (2019, updated 2020) provide guidance for the form and design of buildings in Downtown, their appearance in the larger cityscape, and their interface with the pedestrian level. The guidelines apply generally to the General Plan Downtown Growth Area and the Diridon Station Area Plan Area; generally bounded in the south by Highway 280, on the north by Coleman Avenue, on the west by Diridon Station, and on the east by San José State University (SJSU). While the SJSU campus is not within the boundary of the Downtown Growth Area, it is included within the proposed Design Guidelines boundary since it contributes significantly to the vitality of downtown.⁹ The Design Guidelines also set rules for new buildings and external alterations to non-historic buildings being built near and adjacent to historic and other key structures within the Design Guidelines boundary.

⁸ City of San Jose, "Design Guidelines," <https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/start-a-new-project-or-use/design-guidelines> (accessed November 14, 2022).

⁹ City of San Jose, *San Jose Downtown Design Guidelines and Standards* (adopted April 23, 2019, amended May 21, 2019, Planning Director's update May 1, 2020), 2-3.

7. PROJECT ASSESSMENT

Secretary of the Interior's Standards

The proposed project entails exterior and interior alterations at The Armory Building at 240 N. Second Street, and interior alterations at the Moir Building at 227 N. First Street, both of which are historic resources. A project that has been determined to conform with the Standards can generally be considered to be a project that will not cause a significant impact (14 CCR Section 15126.4(b)(1)). Therefore, the proposed project is assessed for compliance with the Standards.

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

Analysis. The property at 227 N. First Street was constructed as a mixed-use commercial and residential building, and the proposed project will convert the use into a school. The changes will be on the interior of the building, and include no changes to the defining characteristics of the building and its site and environment.

While the property at 240 N. Second Street originally functioned as a civic building constructed by the WPA as a National Guard Armory, the proposed project will alter the use of the building into a school. Minimal changes are proposed to the character-defining features, including the covered exterior entrance lobby walls. The hollow clay tile will be replaced with a material that is structurally sound. The overall appearance and configuration of this covered lobby will be recreated. The exterior stucco walls will be repainted to match the existing color. Windows on all elevations will undergo restoration to paint and glazing. All replacements will be made in kind. The conversion of the property to an institutional building will be done while retaining the character-defining features of the structure. Therefore, the proposed project complies with Standard 1.

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

Analysis. The proposed project will retain the historic character of the Moir Building at 227 N. First Street including, but not limited to, the following character-defining features: three-story massing with flat roof and parapet, round corner tower, and bracketed cornice. The proposed project will not remove any historic materials nor alter characteristic features and spaces. The alterations will be made to the interior of the building, while all character-defining features are found on the exterior.

Overall, the proposed project maintains the historic character of the Armory Building at 240 N. Second Street, as defined by its character-defining features including, but not limited to, its low-pitched hip and gable roofs clad in half-barrel tile, arched entryway, and balconies with divided lite windows. Windows on all facades will undergo a restoration process, including repainting the frames and replacing the deteriorated glazing in kind. The covered exterior entrance lobby hollow clay tile walls, will be replaced with new walls to accommodate a new structural frame. The appearance of the lobby will be recreated to match the existing. No changes are planned for the ceiling, arches, or pilasters in the lobby; however if any damage occur during the removal of the

walls or installation of the frame, the elements will be repaired or replaced in kind.¹⁰ The historic character of the properties will be preserved. Therefore, the proposed project complies with Standard 2.

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

Analysis. The proposed project does not include architectural features that suggest a false sense of historical development, nor will it add conjectural historical features to the Moir Building. The proposed project involves alterations to the interior, and the new work will be simple in design and contemporary in character, while still relating to the historic building in its materials and proportions.

The proposed changes for the Armory Building do not include architectural features that suggest a false sense of historical development. No new designs are proposed for the exterior of the Armory Building. Therefore, the proposed project complies with Standard 3.

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

Analysis. The Moir Building has received alterations over time, although none of the recent alterations were found to have acquired significance in their own right.

None of the previous alterations to the Armory Building have acquired significance over time and do not possess historical significance. Therefore, the proposed project complies with Standard 4.

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

Analysis. The distinctive materials, features, finishes, construction techniques, and examples of craftsmanship that characterize 227 N. First Street are found on the exterior façades. The materials and exterior character-defining features—such as the brick walls, the marble steps, and the rusticated stone arched entries and pilasters will be preserved.

The majority of the alterations are limited to the interior of the Armory Building, however some changes will be made to the exterior. The covered exterior entrance lobby space, a character-defining feature, will undergo alterations at the walls, with the hollow clay tile walls being replaced with a structurally sound material. The overall appearance of the lobby will be recreated. New work on the exterior includes repainting the stucco walls and restoring windows. The building's distinctive materials, features, finishes, and construction techniques include, but are not limited to, the four full and partial height pilasters with fenestration at the gable ends on the north and south facades, and the arched entryway. The project maintains and preserves most of the character-

¹⁰ New work in the covered exterior entrance lobby was confirmed by Andersen Brule Architects and David J. Powers via email on November 22, 2022.

defining features for the Armory Building, and all the character-defining features for the Moir Building. Therefore, the proposed project complies with Standard 5.

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

Analysis. No repairs or replacements of historic features are planned as part of the proposed project at 227 N. First Street.

Windows on all elevations on the 240 N. Second Street Armory Building will be repaired; damaged glazing will be replaced in kind. The covered exterior entrance lobby walls will be rebuilt to match the existing appearance and configuration, while accommodating a new structural frame. Loose paint on the stucco-clad exterior walls will be removed and the walls will be repainted. Therefore, the project complies with Standard 6.

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

Analysis. Standard 7 is not applicable. The proposed project does not include chemical or physical treatments to either the Moir Building or the Armory Building. However, if needed, any measures taken to clean existing historic fabric should use the gentlest means possible.

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

Analysis. Standard 8 is not applicable since archaeological resources are outside the scope of this assessment.

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

Analysis. The new construction is limited to the interior of the building at 227 N. First Street, avoiding any work on historic materials, features, and spatial relationships that characterize the property.

The project does not propose any new additions for the Armory Building, however exterior construction includes the reconstruction of walls at the character-defining covered exterior entrance lobby. The hollow clay tile walls will be removed and a structural frame will be added. The overall appearance and configuration of the existing lobby will be recreated. All exterior windows will be given new paint and glazing where necessary. The changes do not deter from character of the structure. Therefore, the project complies with Standard 9.

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

Analysis. The proposed project will only include interior alterations, and it will not affect the essential form, integrity or any character-defining features of the Moir Building. If removed in the future, the essential form and integrity of the building would be unimpaired.

The proposed work for the Armory building will include repainting the exterior walls and windows, in addition to reconstructing the covered exterior entrance lobby. Removing these elements in the future would not impact the essential form and integrity of the building. Therefore, the project complies with Standard 10.

Summary of Compliance to the Standards

Standards 7 and 8 are not applicable to the proposed project. The proposed project complies with Standards 1-6, 9, and 10. Overall, the proposed project will not result in a substantial adverse change in the significance of the historic resources at 227 N. First Street and 240 N. Second Street per CEQA.

Local Planning Regulations

This section provides a design analysis using the standards detailed in the *San José Downtown Design Guidelines and Standards* (2019, updated 2020).

2019 City of San José Downtown Design Guidelines and Standards (DDGS)

Adopted in April 2019 and updated in May 2020, the *City of San José DDGS* provides a framework for addressing new construction adjacent to eligible historic resources. A total of 29 properties are within 200 feet of the project site, 17 of which are on the San José HRI. Additionally, the proposed project is located within 100 feet of two Designated City Landmarks and adjacent to five buildings previously identified on the San José HRI; therefore, it qualifies for "Historic Adjacency" as defined under Guideline 2.3.2. The DDGS defines historic adjacency as follows:

A site has Historic Adjacency when any of 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.

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

The properties within 200 feet of 227 N. First Street and 240 N. Second Street are numbered and mapped below. The project site has Historic Adjacency as defined by all three sub-categories: (a) 50%

of buildings within 200 feet are on the HRI and or are eligible, (b) the site is within 100 feet of two Designated City Landmarks, and (c) it is adjacent to five historic buildings on the HRI.

Under sub-category (a), the proposed project has historic adjacency because over 50% of the surrounding properties within 200 feet are on the San José HRI. Listed below are the 17 properties.

- #4 261 N. First Street
- #5 255 N. First Street
- #8 259 N. Second Street
- #12 287 N. Third Street
- #13 279 N. Third Street
- #14 275 N. Third Street
- #16 253 N. Third Street
- #17 247 N. Third Street
- #18 233 N. Third Street
- #19 97 E. St. James Street
- #20 73 E. St. James Street
- #21 65 E. St. James Street
- #22 39 E. St. James Street
- #23 200 N. First Street
- #27 201 N. First Street
- #28 191 N. First Street
- #29 988 N. First Street (St. James Park)

The proposed project possesses Historic Adjacency under subcategory (b) because the site, 240 N. Second Street, is within 100 feet of two Designated City Landmarks. No Designated City Landmarks are within 100 feet of 240 N. Second Street. Listed below are the two Designated City Landmarks within 100 feet of 227 N. First Street.¹¹

- #4 261 N. First Street, Tognozzi Building
- #5 255 N. First Street, Beatrice Building

Under subcategory (c), the proposed project has Historic Adjacency because 240 N. Second Street is adjacent to five historic buildings on the HRI. 227 N. First Street is not adjacent to any building on the HRI. Five properties that are listed on the HRI are adjacent to 240 N. Second Street:

- #21 65 E. St. James Street
- #20 73 E. St. James Street
- #18 233 N. Third Street
- #17 247 N. Third Street
- #16 253 N. Third Street

¹¹ *San Jose Designated Historic City Landmarks, 2/8/2016*, <https://www.sanjoseca.gov/home/showpublisheddocument?id=24023> (accessed March 23, 2021).

The subject properties are not within an identified district or area; however, the subject properties are within 200 feet of the St. James Square City Landmark District and the Hensley City Landmark District.

The project site is not within the Affected Area of any Civic Icon Buildings; therefore Guideline 4.2.3 does not apply. In this case, applicable guidelines are listed as "4.2.2 Massing Relationship to Context," and "4.2.4 Historic Adjacency." As discussed below, the proposed project fully complies with the applicable DDGS.

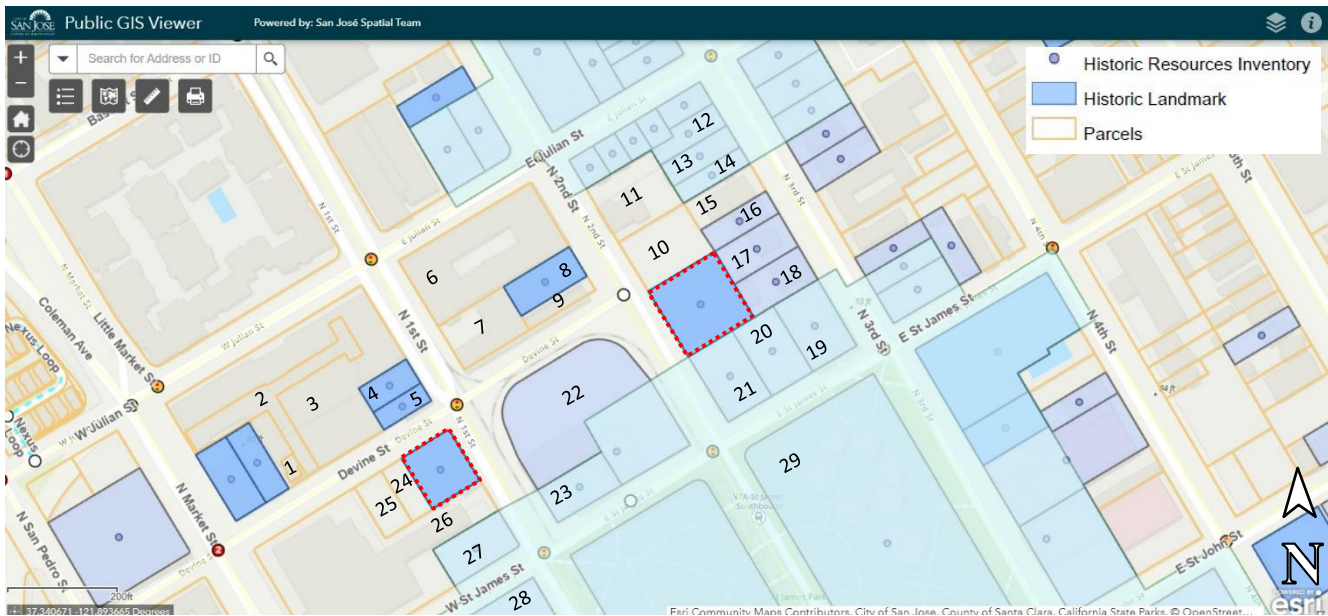


Figure c. The project site is outlined in dashed red, the properties noted as the Historic Context buildings are labeled with the survey numbers (City of San José Public GIS Viewer).

Guideline 4.2.2 Massing Relationship to Context. Create massing transitions between high-rises and lower-scale development.

- a) *Height transition: If a new building 100 feet tall or more is across the street from or adjacent to a historic building 45 feet tall or less, the new building must step back its front façade 5 feet minimum from the front parcel or setback line at an elevation between 25 and 50 feet.*

Analysis. The proposed project does not include construction of a new building that is 100 feet tall or more. Therefore, Standard a does not apply.

- b) *Width transition: If a new building is across the street from or adjacent to a historic building that is both 45 feet tall or less, and more than 30 feet narrower than the new building, the new building must create gaps in the Podium Level above the ground floor to divide its street-facing massing into segments no more than 30 feet wider than the widest of the applicable historic buildings.*

Analysis. The proposed project does not include construction of any new buildings. Therefore, Standard b does not apply.

- c) *Rear transition. If a new building 100 feet tall or more is across a parcel line interior to a block from a historic building that is both 45 feet tall or less, the rear portion of the new building must maintain a transitional height of 70 feet or less within the first 20 feet from the property line.*

Analysis. The construction of new buildings is not proposed for the project. Therefore, Standard c does not apply.

Guideline 4.2.4 Historic Adjacency. Incorporate essential urban and architectural characteristics of historic context.

Massing

- a) *Relate Podium Level building massing to the scale of Historic Context buildings by breaking a large building into masses of similar scale to Historic Context building.*

Analysis. The proposed project preserves the exterior facades of the Moir Building.

The Armory building exterior will undergo changes to the covered entrance lobby, and the façade windows. However, no new buildings will be constructed for this project. Therefore, the proposed project complies with Standard a.

- b) *Design buildings with rectilinear rather than curved and diagonal forms where rectilinear forms are typical of the Historic Context buildings.*

Analysis. No new construction consisting of curved or diagonal forms will take place on the elevations of the Moir Building.

Construction on the Armory Building's façade include no designs with curved or diagonal forms. Additionally, no new buildings are proposed for the project. Therefore, the proposed project complies with Standard b.

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

Analysis. The proposed project does not call for the construction of new buildings. The existing cornice will remain on the Moir Building, as no changes are proposed on its exterior.

While changes will take place on the exterior of the Armory Building, the existing cornice will remain. Therefore, the proposed project complies with Standard c.

- d) *Maintain Streetwall Continuity with Historic Context buildings that are on the same side of the same street by placing the street-side facade of a new building within 5 feet of the average Historic Context building streetwall distance from the front property line.*

Analysis. The proposed project preserves the existing facades of the historic Moir Building.

Changes are proposed for the exterior of the Armory Building, however the changes are minor and take place at the windows and the covered entrance lobby. The streetwall will be maintained. The proposed project complies with Standard d.

Facade

- e) *Use articulation that creates façade divisions with widths similar to Historic Context buildings on the same side of the same block (if the new building is wider).*

Analysis. The facades of the Moir Building will remain unaltered.

The Armory Building's façade will largely remain the same. Changes are made to the covered exterior entrance lobby and the windows. No new buildings are proposed for the project. Therefore, the project complies with Standard e.

- f) *Do not simulate historic architecture to achieve these guidelines and standards.*

Analysis. The proposed project preserves the existing facades of the historic Moir Building buildings and does not include any additions or alterations that would simulate historic architecture.

The covered entrance lobby of the Armory Building will undergo changes. The hollow clay tile walls will be replaced and the lobby will be made to match the existing appearance. The project does not proposed to simulate historic architecture that did not previously exist within the building at 270 N. Second Street. The project complies with Standard f.

- g) *Place windows on facades visible from the windows of the adjacent Historic Context buildings even if this requires that the façade be set back from the property line.*

Analysis. No changes are proposed for the exterior of the Moir Building.

Existing windows on the Armory Building will be restored, however no new windows are proposed. Therefore, the proposed project is compatible with Standard g.

Elements

- h) *Use some building materials that respond to Historic Context building materials.*

Analysis. The Historic Context buildings and the nearby historic resources use stucco, brick, terra cotta, metal, wood, and glass on the exterior. The proposed project preserves the existing materials and facades of the Moir Building.

The covered exterior entrance lobby of the Armory walls will be removed and rebuilt. The materials used will match the existing appearance. Therefore, the project is compatible with Standard h.

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

Analysis. The Moir Building's exterior will remain unchanged.

The Armory Building will receive new paint on the façade walls and all exterior windows. New materials used on the covered exterior entrance lobby of the Armory Building will match the existing materials in design, finish, and texture. Therefore, the project is compatible with Standard i.

Ground Floor

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

Analysis. The Moir Building has multiple pedestrian entries at the main façade, which will not receive any changes.

The Armory Building has one pedestrian entry. The covered lobby will be reconstructed, however the proposed changes do not affect the existing distances. As proposed, the project is compatible with Standard j.

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

Analysis. The interior alterations to the Moir Building do not include changes to floor-to-ceiling height. No exterior changes are proposed for the Moir Building.

The Armory Building will receive changes on the interior, however the floor-to-ceiling height will remain the same. The work on the exterior does not call for changes to the floor-to-ceiling height. Therefore, the project is compatible with Standard k.

Summary 2019/2020 DDGS

In summary, the proposed project fully complies with the applicable DDGS. The proposed project does not impair the significance and integrity of the properties; they would continue to convey their significance.

8. IMPACTS ANALYSIS

Local Planning Regulations

The proposed project is fully compliant with the applicable 2019/2020 *San José Downtown Design Guidelines and Standards* and would not impair the significance and integrity of the adjacent historic properties identified on the national, state, or local inventories. No impacts have been identified, or recommendations made for the adjacent buildings per local standards and guidelines.

9. CONCLUSION

The properties at 227 N. First Street and 240 N. Second Street are listed as City Landmarks and are listed in the Historic Resources Inventory in San José. The Moir Building at 227 N. First Street is individually listed on the National Register of Historic Places under Criterion A/1 for its association with the Chamber of Commerce and its role in the economic development of the City's downtown; under

Criterion B/2 for its association with William Moir; and under Criterion C/3 as an example of late 19th-century commercial architecture in the Queen Anne and Romanesque Revival Style.

The project complies with the *Secretary of Interior's Standards* 1-6 and 9-10; Standards 7 and 8 do not apply. As designed the proposed project is fully compatible with the *San José Downtown Guidelines and Standards* (2019, updated 2020), and would not impair the significance and integrity of the adjacent previously identified historic resources; they would continue to be listed in the San José HRI.

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