



DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT  
JOSEPH HORWEDEL, AICP, DIRECTOR

**HISTORIC LANDMARKS COMMISSION  
DESIGN REVIEW COMMITTEE MEETING  
SPECIAL MEETING  
SYNOPSIS**

**WEDNESDAY, AUGUST 8, 2007  
12:00 -1:00 P.M.**

**City Hall Tower  
200 East Santa Clara Street, Room T-550**

**COMMITTEE MEMBERS**

**ED JANKE, HLC Chair  
PATRICIA COLOMBE, HLC Vice Chair  
SCOTT CUNNINGHAM**

## **HLC DESIGN REVIEW COMMITTEE (DRC) MEETING GOAL:**

**Discuss project design conformance with City of San Jose Historic Design Guidelines, based on the Secretary of the Interior's Standards for the Treatment of Historic Properties**

**Present: Chair Janke and Commissioner Cunningham**

### **Proposed project:**

The following Project has been forwarded by HLC for further discussion:

**HP07-003.** Historic Preservation Permit to allow construction of an approximately 750 square-foot, two-story addition and detached garage on a 0.12-acre contributing single-family residential site (183 Sonoma Street) in the Lakehouse City Landmark Historic District (Lynn Barringer, Owner). Council District: 3. SNI: Delmas Park. CEQA: Exempt.

Please Refer to Staff Report posted on the August 1, 2007 Agenda:

<http://www.sanjoseca.gov/planning/hearings/2007/HLC/8-1-07Agenda.pdf>

### **Set A Plans**

**Presented an earlier scheme (Set A) that increased the slope of the bungalow roof and moved the ridgeline up to accommodate a second floor addition at the rear, re-designing the front porch and adding a large front dormer. This design did not retain the front façade or roof slope of the house, but had a more uniform massing, (and therefore side facades) than Set B, presented at the 8-1-07 HLC meeting.**

*Commissioners noted that this design dealt with the massing in a manner most consistent with the bungalow style.*

### **Set B Plans**

**Presented at the 8-1-07 HLC meeting to meet the Your Old House Design Guidelines, broke-down the massing at the rear of the house, retained the front porch elevation, roof slope, and existing dormer; and minimized the impact of the second story addition from the front, but awkwardly impacted the composition of the side elevations.**

*The retention of the front porch façade, roof slope, and dormer in Set B make sense.*

### **Revisions to Set B Plans**

**In response to the 8-1-07 HLC comments, the owner presented revisions to Scheme B, including changing the false hip roof on the porte-cochere to a gable roof and the gable roofs on the rear dormers to shed roofs.**

*The Set B revisions addressed the details but still did not resolve the compatibility of the side elevations with the massing, size, scale, and architectural features of the historic house.*

*(Standard No. 6 and No.9)*

*Chair Janke felt the brick wainscot was disingenuous. Both Commissioners suggested that several issues would help the design of the new addition:*

- the clipped-corner at the stair can be avoided, and should be corrected*
- imitation concrete shakes should be thinner - perhaps composite slate product – the roof material needs work in order to be compatible with the craftsman style*

### **Public Comment**

*Megan Bellue, Executive Director of PAC SJ, stated that given the small, vernacular nature of this altered home located within a historic district, the issue is not how the addition is designed - the Standards would in fact encourage differentiation - but what is visible from the street - or the public right of way.*