



**HISTORIC LANDMARKS COMMISSION
DESIGN REVIEW COMMITTEE (DRC) MEETING**

WEDNESDAY, MAY 20, 2009

12:00 -1:30 P.M.

City Hall Tower

200 East Santa Clara Street

ROOM T-644

COMMITTEE MEMBERS

ED JANKE, HLC Chair

DANA PEAK, and STEVEN COHEN

Design Review Committee Meeting Goal: Discuss project design conformance to applicable City of San Jose historic design guidelines, based on the Secretary of the Interior's Standards for the Treatment of Historic Properties

Proposed projects for consideration:

Spiedo Restaurant – Historic Preservation Permit Adjustment to allow a new door, recessed entree way, and replacement of the existing awning with an arched awning, on the side elevation of the Farmer's Union Building located on 151 West Santa Clara Street. The Farmer's Union Building is designated as a City Landmark (City Landmark File No: HL01-139) on the Historic Resources Inventory. Across from San Pedro Street and the proposed location of the door, is the Lamolle Residence which is a Structure of Merit located at 141 West Santa Clara Street (see attached DPR).

Hadasa Lev, Project Manager.

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



★ - City Landmark
Yellow Sites – Historic Resources
Site with addresses include an attached DPR

**SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION
Design Review HLC Subcommittee Worksheet**

Project name: AD09-402 Spiedo Restaurant - 151 W. Santa Clara St., San Jose

Standard	Does the project conform? Yes, No, N/A, IS (Insufficient Info). Please explain.
1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	Yes. The use since 1994 has been as a restaurant and this use is continuing with this project.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.	Yes. The only parts of the building being touched are the contemporary, more modern anodized aluminum storefront and some concrete. Tiles at base shall be reused.
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 elements from other historic properties, will not be undertaken.	No such features are to be done.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.	The ceramic tiles at the base of the window will be reclaimed and reused to the greatest extent possible.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.	No such features are being disturbed by this process.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	No such features are necessary nor known to need repair.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Not treatments of this nature are required for this project.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	Such features are not being disturbed by this project nor are any in close proximity to the work.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	New construction, if removed in the future will not disturb the historic fabric of the building at all. - See attached explanatory sheet.

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 shall 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.

List the Historic Features	How is the New Construction Compatible?	How is the New Construction Differentiated?
<p>1. Shape Size, scale and proportion, massing</p>	<p>It will only be done in an area where recent contemporary, modern construction elements are already in place.</p>	<p>By matching the modern materials which are already in contrast to historical materials. Thereby showing a very distinct difference from the historical.</p>
<p>1. Roof Shape, slope, materials</p>	<p>No roof involved</p>	<p>Not applicable</p>
<p>1. Recesses and Openings, Projections Size, scale and proportion, materials, details</p>	<p>Size, scale, and proportions of the work are related to the metrics, appearance, and scale of the existing aluminum storefront meter and modules.</p>	<p>By matching the modern materials which are already in contrast to historical materials. Thereby showing a very distinct difference from the historical</p>
<p>1. Materials Siding, Site</p>	<p>Site appearance will be unchanged. Siding, the glass storefront, will be matched. The ceramic tile base will be preserved by reclaiming and reusing the existing tiles in the same manner as they are currently utilized on the facade.</p>	<p>By matching the modern materials which are already in contrast to historical materials, thereby showing a very distinct difference from the historical. There are no preservation notes about the tiles on a set of permit drawings for the current restaurant owner's 1996 tenant improvement drawings. This possibly indicates that the tiles are not a historical asset.</p>

<p>1. Spatial Relationships Setbacks, alignments Orchard Edges Central Kiosk & Seating</p>	<p>Not setbacks, alignments, seating, street furnishings nor any other spatially related element are changed. There are no “Orchard Edges” nor central kiosk & seating being changed by this modification.</p>	<p>Not applicable as no changes are being made to these relationships.</p>
<p>1. Details</p>	<p>The project details create a tiled “base plinth” under the storefront glass walls of the recess. This continues the facade theme. The continued use of modern storefront materials preserves the overall look of the building as it currently is, creating harmony and not a disturbance of the overall aesthetic. By not disturbing any other facade features the project assures compatibility with the historical features.</p>	<p>By use of contemporary materials for everything except the ceramic tile, which may be in actuality a more modern material. Also the new doorway is indented slightly, differentiating it as a minor entrance in contrast to the other major entrances to businesses in the building. It is further differentiated by an awning treatment which is smaller than other awning treatments on the building, setting it apart.</p>

B. Clyde Beck

ARCHITECT

5190 Howes Lane, San Jose, CA 95118

(408) 723-1190

May 6, 2009

Design & Historical Review Committee
Planning Department
City Of San Jose

Re: **AD09-402 Spiedo Restaurant**

Dear DRC members;

The design concept for the above referenced project is based upon the following:

1. The owner's desire to more efficiently serve sidewalk patrons of his restaurant. The current means is to have restaurant staff make a long trip from the kitchen or bar, out through the front door and around the corner of the building to the sidewalk tables and chairs. This results in slow service and sometimes food being served at less than desirable temperatures.
2. The door is designed to be installed on a shorter and more direct path from the kitchen to the sidewalk patron area.
3. The door will also allow sidewalk seating patrons more direct and accessible access to the restaurant's restroom facilities.
4. The size of the door is minimized to 3 ft. wide and recessed in so as to demonstrate that this is a minor ingress/egress and not a/the main door to the restaurant. This enables better service control and seating efficiency because patrons entering the main entry are readily greeted and seated by the maitre d'.
5. The door is to be accessed from inside via a ramp as the public sidewalk is about 8" lower than the finished floor of the restaurant. This necessitates creating an inside ramp and landing. This is an added benefit as it increases accessibility for patrons and safety for both patrons and restaurant serving staff.
6. A further benefit that is not required, but is beneficial, is that the door creates yet another means of accessible egress from the facility in case of emergency.

Initial Comments received from the Historical Reviewer, Hadasa Lev, via email on 4/27/2009.

The representative of the project should be prepared to present the project to the DRC and show the commissioners how it conforms to the Secretary of Interior Standards (per the attached form).

The architect's representative, Oscar Martinez, will be on hand for the meeting to answer questions such as these.

The owner will also be present to present his views on what he is trying to accomplish and to make decisions about the comments received from the DRC.

The following revisions to the project should be considered:

- *Relocating the door to the area within the existing archway.*
- *Creating a diagonal indentation.*
- *Reusing the existing tiles removed for the new entree way.*

Relocating the door into the major arch feature of the exterior does not accomplish what the owner is trying to do for several reasons.

1. That location is further away from the direct route from kitchen to outside table service area.
2. The intent to have a minor ingress/ egress is defeated by doing so.
3. The number of inside patron seats that are reduced by this location is larger than the chosen location having some impact on the businesses profitability.

Creating a diagonal indentation. This suggestion is presented in the submitted revised design.

Reusing the existing ceramic tiles. This is being done.

The concept of installing a small, curved awning over the door, was based on a suggestion received about making the doorway part of the arch and awning theme of other entrances to the building along the same street side.

As the architect, I suggest this as a compromise to installing the door in the main arch feature. This accomplishes the minor entrance concept, allows for the main building architecture to be complemented by the awnings, and the distinctive building arches to be expressed as they are now.

I hope this description helps to understanding the proposed minor entrance, service door concept of the owner and the architect's solution to the owner's desire.

Sincerely,



B. Clyde Beck – Architect

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

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or # (Assigned by Recorder): SJCDHS132

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photorevised T. 7S.; R. 1E.; Mt Diablo B.M.

c. Address: 151 W Santa Clara St. City San Jose ZIP: 95113

d. UTM: (Give more than one for large/or linear resources) 10S 598054mE 4132631mN

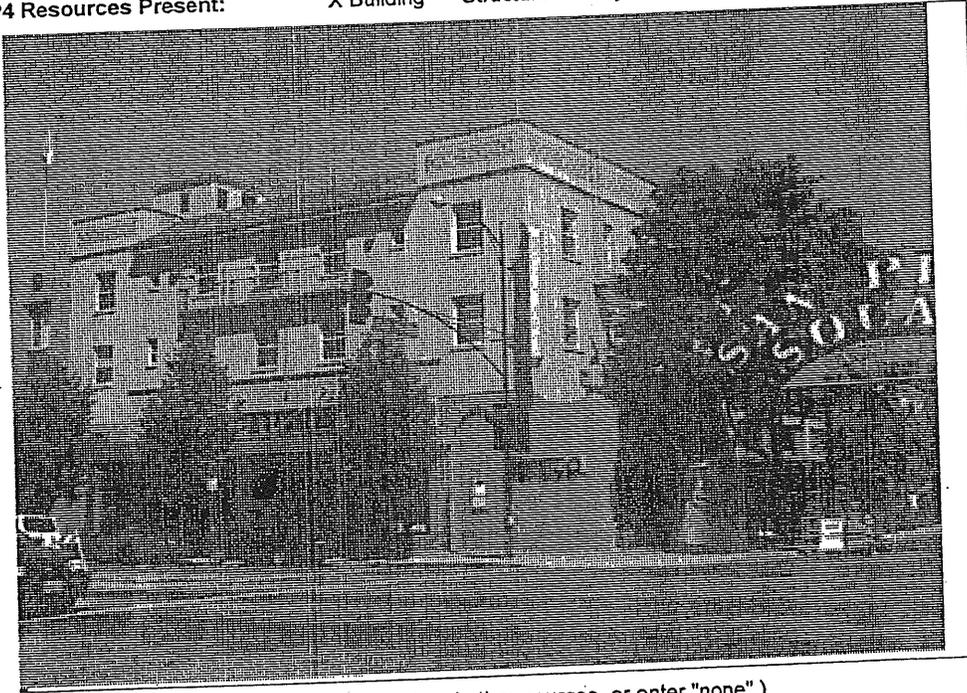
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 Assessor's Parcel Number: 259-35-049

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

This three-story building is primarily of concrete construction. With a smooth stucco finish and trimmed with red terra cotta roof tile, panels of glazed ceramic tiles decorate the surface. Fenestration on the upper floors consists of metal-frame casement windows with fixed transoms. On the facade of the third story, a wrought iron balcony unites three sets of windows. The wrought iron balconies are repeated on the San Pedro facade and where they serve as fire escapes. The ground floor façade protrudes forward from the plane of the upper floors, and is covered with a tiled roof. The walls of the first floor on the San Pedro elevation project, in imitation of buttresses, are topped by decorative urns. The large storefront windows have fixed transoms and decorative ceramic tile wainscots. The entryways on San Pedro are covered with a mosaic of small hexagonal and square tiles.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial bldg.

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



*P5b. Description of Photo:
 (View, date, accession #)
 5/2000
 View from southeast

*P6. Date Constructed/Age Sources:
 1877/1930

*P7. Owner and Address:
 The Farmers Union
 PO Box 68
 San Jose CA 95103

*P8. Recorded by:
 F. Maggi/C. Duval
 Dill Design Group
 110 North Santa Cruz Ave
 Los Gatos CA 95030

*P9. Date Recorded: Aug. 23, 2000

*P10. Survey Type: (Describe)
 Survey Update

*P11. Report Citation: (City survey report and other sources, or enter "none".)
 Dill Design Group, San Jose Downtown Historic Survey, for the City of San Jose, August 2000

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

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: None

*Resource Name or # (Assigned by recorder): SJCDHS132

B1. Historic Name: Farmer's Union Bldg.
B2. Common Name: Speido's/Blakes/Peggy Sue's
B3. Original Use: Farmer's supply
B4. Present Use: Restaurants / residential
*B5. Architectural Style: Spanish Eclectic
*B6. Construction History: (Construction date, alterations, and date of alterations)
Rebuilt 1930, remodeled 1961

*B7. Moved? no Date: n/a Original Location: n/a

*B8. Related Features: none

B9. Architect: William H. Weeks

b. Builder: Not known

Area Downtown San Jose

*B10. Significance: Theme Commerce

Period of Significance 1930-1945

Property Type Commercial storefront 0/ Applicable Criteria A, B & C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

In 1877, the original Farmers Union Building was constructed at 151 W. Santa Clara Street. The Farmers Union was a cooperative organized by 486 valley farmers in 1874 for the purpose of buying and selling groceries, produce, hardware and agricultural equipment. In 1874, the organizers of the Farmers Union purchased or leased Adolfe Pfister's store on the corner on the corner of Second and Santa Clara Street (now Saratoga Capital) where they established their cooperative enterprise. After the relocation to the new building in 1877, the Farmer's Union operated out of that building until in 1929 Frank Leib, then President, directed the design and construction of the new Farmers Union building constructed in 1930. Designed by architect William Weeks, the three-story Spanish Colonial style building was constructed by contractor J. S. Sampson. The old Farmers Union building was demolished; however, the brick feed mill was retained on San Pedro Street. During the Depression, the Farmers Union Hardware evolved as a full-service provider of light and heavy hardware, providing "everything for the home, garden, and farm." It was a grouping of 25 stores with everything from groceries and toys to tractors. The upper floors of the building were used as lodgings. By 1935, the upper floors had become El Camino Hotel. By 1937, the old feed mill on San Pedro was converted into mercantile and storage uses after more than 60 tons of milling equipment was hauled out to salvage. Following World War II, the Farmers Union was under the guidance of president John P. McEnery and philanthropist Robert F. Benson. In the decades following the war, shopping patterns changed resulting from the expanding population and suburban development. In 1960, the mercantile operations of the Farmers Union ceased. A new course for the corporation was launched by McEnery, president of the corporation, developing restaurants, offices, and other associated uses that became known as San Pedro Square. Upon the passing of their father, brothers John and Thomas McEnery took over the management of Farmers Union Corporation. The Spanish Colonial Revival building was designed by architect William Weeks. He was especially noted for his Spanish Colonial Revival designs. The building appears to qualify for the National Register under Criteria A, B, and C.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References

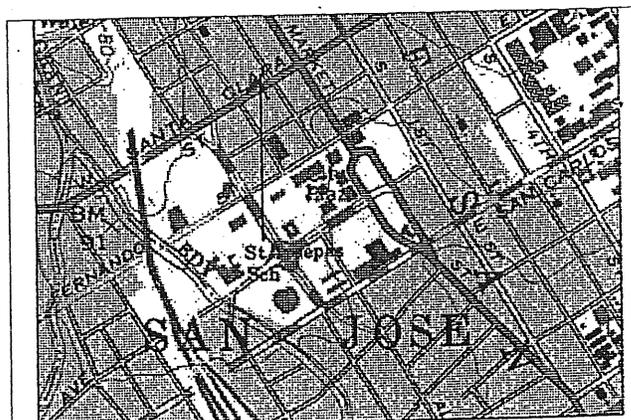
- G. Laffey, Historical Background of the Farmer's Union Building, 151 W. Santa Clara Street, 1997.
- B. Lewis, W. H. Weeks, Architect., 1985.
- San Jose Mercury Herald, Farmers Union Established in Days of Ox Cart; Two men with Store for More than 50 Years, 3/ 23/1930.
- San Jose Mercury, Farmers Union: Pioneer S.J. Store to Close, October 11, 1960.

B13. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: Aug. 23, 2000

(This space reserved for official comments)



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HISTORIC EVALUATION SHEET

Historic Resource Name: 151 W Santa Clara St

A. VISUAL QUALITY / DESIGN

Justification

1. EXTERIOR

2. STYLE

Spanish Eclectic

3. DESIGNER

William H. Weeks

4. CONSTRUCTION

5. SUPPORTIVE ELEMENTS

E	VG	G	FP
x			
x			
x			
			x
x			

B. HISTORY / ASSOCIATION

6. PERSON / ORGANIZATION

7. EVENT

8. PATTERNS

9. AGE

1930, remodeled 1961

E	VG	G	FP
x			
			x
x			
	x		

C. ENVIRONMENTAL / CONTEXT

10. CONTINUITY

11. SETTING

12. FAMILIARITY

E	VG	G	FP
x			
		x	
	x		

D. INTEGRITY

13. CONDITION

14. EXTERIOR ALTERATIONS

15. STRUCTURAL REMOVALS

16. SITE

E	VG	G	FP
x			
	x		
	x		
x			

E. REVERSIBILITY

17. EXTERIOR

E	VG	G	FP
	x		

F. ADDITIONAL CONSIDERATIONS / BONUS POINTS

18. INTERIOR / VISUAL

19. INTERIOR / HISTORY

20. INTERIOR ALTERATIONS

21. REVERSIBILITY / INTERIOR

22. NATIONAL OR CALIFORNIA REGISTER

E	VG	G	FP
		x	
		x	
		x	
		x	
		x	

REVIEWED BY:

Franklin Maggi

DATE:

04/27/00

EVALUATION TALLY SHEET

Historic Resource Name: 151 W Santa Clara St

<u>A. VISUAL QUALITY / DESIGN</u>					Value	Value	Sub-total	Cumulative sub-total
	E	VG	G	FP				
1. EXTERIOR	16	12	6	0	16			
2. STYLE	10	8	4	0	10			
3. DESIGNER	6	4	2	0	6			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	8		40	

<u>B. HISTORY / ASSOCIATION</u>					Value	Value	Sub-total	Cumulative sub-total
	E	VG	G	FP				
6. PERSON / ORGANIZATION	20	15	7	0	20			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	12			
9. AGE	8	6	3	0	6		38	

<u>C. ENVIRONMENTAL / CONTEXT</u>					Value	Value	Sub-total	Cumulative sub-total
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	8			
11. SETTING	6	4	2	0	2			
12. FAMILIARITY	10	8	4	0	8		18	96

(SUM OF A+C) = 58

<u>D. INTEGRITY</u>					Value	Value	Sub-total	Cumulative sub-total
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0	x 96	0.0	
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.05	x 58	2.9	
15. STRUCTURAL REMOVALS	.00	.03	.05	.10	0.03	x 38	1.1	
16. SITE	.00	.20	.30	.40	0.2	x 58	11.6	
	.00	.10	.20	.40	0.1	x 38	3.8	
	.00	.10	.20	.40	0	x 38	0.0	
							19.4	

ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions) 76.56

<u>E. REVERSIBILITY</u>					Value	Value	Sub-total	Cumulative sub-total
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	3		79.56	

<u>F. ADD'L CONSIDERATIONS/BONUS POINTS</u>					Value	Value	Sub-total	Cumulative sub-total
	E	VG	G	FP				
18. INTERIOR / VISUAL	3	3	1	0	1			
19. INTERIOR / HISTORY	3	3	1	0	1			
20. INTERIOR ALTERATIONS	4	4	2	0	2			
21. REVERSIBILITY / INTERIOR	4	4	2	0	2			
22. NATIONAL / CALIFORNIA REGISTER	20	15	10	0	10		16	

EVALUATION TOTAL: (Adjusted subtotal plus Bonus Points) 95.56

Hello Clyde,

Here is a summary of our phone discussion:

This Adjustment application (AD09-402) should go to the Design Review Committee (DRC) for review prior to any action taken.

The next DRC meeting will take place on May 20, 2009 at 12:00pm in room T-644 on the sixth floor at City Hall.

I will need the following documentation by **May 11, 2009** for the DRC meeting.

- 7 copies of a detailed description of the project
- 7 reduced size plan sets (11x17) including colored photos and an interior floor plan of the restaurant.
- 7 copies of a DRC Standards worksheet formed filled out (see attached).

The representative of the project should be prepared to present the project to the DRC and show the commissioners how it conforms to the Secretary of Interior Standards (per the attached form).

The following revisions to the project should be considered:

- Relocating the door to the area within the existing archway.
- Creating a diagonal indentation.
- Reusing the existing tiles removed for the new entree way.

Please let me know if you have any questions.

Thanks
Hadasa

Hadasa L. Lev, LEED AP
Historic Preservation / Distinctive Neighborhood Program

Planning, Building and Code Enforcement
San Jose City Hall - 3rd Floor
200 E. Santa Clara Street, San Jose, CA 95113
Phone: (408) 535 7838 Fax: (408) 292-6055
Email: hadasa.lev@sanjoseca.gov
Web: www.sanjoseca.gov/planning

PRIMARY RECORD

Primary #

HRI #

Triennial

NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or # (Assigned by Recorder): SJCDHS131

P1. Other Identifier: None

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose West Date 1980 Photorevised T. 7S.; R. 1E.; Mt Diablo B.M.

c. Address: 141 W Santa Clara St. City San Jose ZIP: 95113

d. UTM: (Give more than one for large/or linear resources) 10S 598090mE 4132651mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 259-34-047

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

A very early three-story brick building called the Lamolle House, this commercial structure was built and is still used for a mix of restaurant uses at the ground level and two levels of upstairs apartments. The upstairs areas are accessed from an arched main entrance centrally located on the West Santa Clara Street façade. A two-story addition is attached on the north side of the structure along North San Pedro Street, and it appears that the third floor was added during a Twentieth Century expansion. Emergency access for the upstairs areas is met by attached metal fire escapes along both street facades, which is not part of the original design. The metal balcony railing at the second level is where a small balcony and balustrade had been originally located. Built as an Italianate styled commercial building, the original design which is no longer in evidence included a projecting cornice that topped a smooth plaster coated exterior, and tall arched double-hung windows. These windows have been replaced with three-part metal casement windows. Along the West Santa Clara Street frontage the upper windows align with every other window below, and in the space between, ornamental crosses were originally attached to the surface. These plaster ornaments were also attached between the upper windows along San Pedro Street. The original cornice has been removed, the wood window replaced, and the storefronts modified to a contemporary appearance. A sign for the hotel is cantilevered at the center of the Santa Clara Street façade.

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial bldg., HP5 - Hotel

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

P5b. Description of Photo:

(View, date, accession #)

4/2000

View from south

*P6. Date Constructed/Age Sources:

Circa 1870s

SJMN

*P7. Owner and Address:

San Pedro Square LLC

1922 Laver Ct

Los Altos Hills CA 94024

*P8. Recorded by:

F. Maggi/C. Duval

Dill Design Group

110 North Santa Cruz Ave

Los Gatos CA 95030

*P9. Date Recorded: Aug. 23, 2000

*P10. Survey Type: (Describe)

Survey Update



*P11. Report Citation: (City survey report and other sources, or enter "none".)

Dill Design Group, San Jose Downtown Historic Survey, for the City of San Jose, August 2000

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

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: None

*Resource Name or # (Assigned by recorder): SJCDSH131

B1. Historic Name: Lamolle House
B2. Common Name: Aconda Hotel/Starbucks
B3. Original Use: Restaurant / residential
B4. Present Use: Restaurant / residential

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)
Built 1870s, remodeled 1902, remodeled again date unknown

*B7. Moved? no Date: n/a Original Location: n/a

*B8. Related Features: none

B9. Architect: Wolfe & McKenzie/remodel b. Builder: Not known

*B10. Significance: Theme Commerce Area Downtown San Jose

Period of Significance 1870-1918 Property Type Commercial storefront / Applicable Criteria None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The brick Lamolle House was built in early 1871 on the site of the old Wisconsin House that burned on November 17, 1870. Owner of the new two-story brick building was Frenchman Hipolite Maffre who had purchased the property at a sheriff's sale in 1861. The first tenant for the building was Madame Veuve Lamolle, widow of Bernard Lamolle who died in 1869. The Lamolle House and restaurant opened late in 1871 as the establishment appears in the 1871-1872 city directory. Mme. Lamolle studied "the art of cooking in France" and had been running "first-class establishments in Virginia, Reno, and Winnemucca, Nevada" for thirty years prior to coming to San Jose. She was joined by her son, Emile J. Lamolle, the business manager, and Alexis Gaston, the chef de cuisine and former cook at Del Monico's in New York. By 1888, the hotel had 27 rooms and 75 transient guests per day besides their regular table boarders. Mme. Lamolle retired in 1900, and her son Emile operated the establishment. In 1889, he sold a half interest of the business to John Turonnet, a French chef from San Francisco. In 1904, Emile sold his interest to Turonnet who operated the establishment until the 1906 Earthquake. Between 1901 and 1906, the building's height had been increased to three stories. The building suffered some damage in the earthquake, but was reopened in May 1906 under the proprietorship of Camille Maillhebian, Louis Coutard, and Jules Vigoreaux. The hotel claimed to be the only first class hotel between San Francisco and Los Angeles and a "rendez-vous of Epicureans" as well as automobilists. In 1908, the Lamolle House hosted celebrations associated with the "Great Race," the around-the-globe automobile competition that came through San Jose. The City closed the building in 1917 and the Lamolle House appears to have finally closed its doors about 1921. The next owner of the building was the Lewis Company and their tenant was the Grower's Hotel that operated between 1922 and 1945. The first floor French restaurant was operated by Alfred and Louise Savin between 1922 and 1929 when it moved to 938 The Alameda. In 1949, the Aconda Hotel opened in the building, and it was at this time that the façade was altered to its current configuration. The building has a high level of significance associated with downtown San Jose culture, but in the current configuration lacks integrity to qualify for the National Register.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References

- J. Douglas, Historical Footnotes of Santa Clara Valley, 1993.
- H. S. Foote, Pen Pictures of the Garden of the World, 1888.
- H. A. Mount, The Hotels of San Jose, California, 1846-1880, 1976. Pacific Press, Commercial History of San Jose, 1892. San Jose City Directories, 1870-1963. San Jose Sanborn Fire Insurance Maps 1884-1961.
- L. Sullivan, Hotels and Restaurants of Early San Jose, The Trailblazer, Spring 1969.

B13. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: Aug. 23, 2000

(This space reserved for official comments)



TN 15°

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BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code: None

*Resource Name or # (Assigned by recorder): SJCDHS131

B1. Historic Name: Lamolle House
 B2. Common Name: Aconda Hotel/Starbucks
 B3. Original Use: Restaurant / residential
 B4. Present Use: Restaurant / residential
 *B5. Architectural Style: Modern
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 Built 1870s, remodeled 1902, remodeled again date unknown

*B7. Moved? no Date: n/a Original Location: n/a

*B8. Related Features: none

B9. Architect: Wolfe & McKenzie/remodel b. Builder: Not known

*B10. Significance: Theme Commerce Area Downtown San Jose

Period of Significance 1870-1918 Property Type Commercial storefront / Applicable Criteria None
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The brick Lamolle House was built in early 1871 on the site of the old Wisconsin House that burned on November 17, 1870. Owner of the new two-story brick building was Frenchman Hipolite Maffre who had purchased the property at a sheriff's sale in 1861. The first tenant for the building was Madame Veuve Lamolle, widow of Bernard Lamolle who died in 1869. The Lamolle House and restaurant opened late in 1871 as the establishment appears in the 1871-1872 city directory. Mme. Lamolle studied "the art of cooking in France" and had been running "first-class establishments in Virginia, Reno, and Winnemucca, Nevada" for thirty years prior to coming to San Jose. She was joined by her son, Emile J. Lamolle, the business manager, and Alexis Gaston, the chef de cuisine and former cook at Del Monico's in New York. By 1888, the hotel had 27 rooms and 75 transient guests per day besides their regular table boarders. Mme. Lamolle retired in 1900, and her son Emile operated the establishment. In 1889, he sold a half interest of the business to John Turonnet, a French chef from San Francisco. In 1904, Emile sold his interest to Turonnet who operated the establishment until the 1906 Earthquake. Between 1901 and 1906, the building's height had been increased to three stories. The building suffered some damage in the earthquake, but was reopened in May 1906 under the proprietorship of Camille Maillhebian, Louis Coutard, and Jules Vigoreaux. The hotel claimed to be the only first class hotel between San Francisco and Los Angeles and a "rendez-vous of Epicureans" as well as automobilists. In 1908, the Lamolle House hosted celebrations associated with the "Great Race," the around-the-globe automobile competition that came through San Jose. The City closed the building in 1917 and the Lamolle House appears to have finally closed its doors about 1921. The next owner of the building was the Lewis Company and their tenant was the Grower's Hotel that operated between 1922 and 1945. The first floor French restaurant was operated by Alfred and Louise Savin between 1922 and 1929 when it moved to 938 The Alameda. In 1949, the Aconda Hotel opened in the building, and it was at this time that the façade was altered to its current configuration. The building has a high level of significance associated with downtown San Jose culture, but in the current configuration lacks integrity to qualify for the National Register.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References

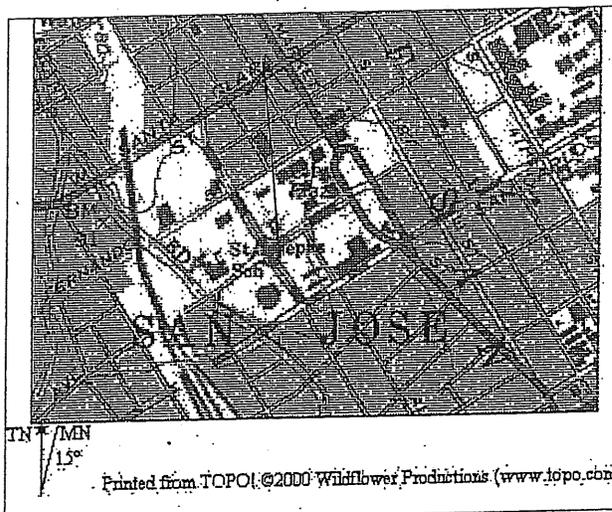
- J. Douglas, Historical Footnotes of Santa Clara Valley, 1993.
- H. S. Foote, Pen Pictures of the Garden of the World, 1888.
- H. A. Mount, The Hotels of San Jose, California, 1846-1880, 1976. Pacific Press, Commercial History of San Jose, 1892. San Jose City Directories, 1870-1963. San Jose Sanborn Fire Insurance Maps 1884-1961.
- L. Sullivan, Hotels and Restaurants of Early San Jose, The Trailblazer, Spring 1969.

B13. Remarks: None

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: Aug. 23, 2000

(This space reserved for official comments)



*Required information

HISTORIC EVALUATION SHEET

Historic Resource Name: 131-145 W Santa Clara St

A. VISUAL QUALITY / DESIGN

Justification

- 1. EXTERIOR

- 2. STYLE Modern

- 3. DESIGNER Wolfe & McKenzie/ 1902 remodel

- 4. CONSTRUCTION early brick

- 5. SUPPORTIVE ELEMENTS

E	VG	G	FP
			x
			x
			x
		x	
			x

B. HISTORY / ASSOCIATION

- 6. PERSON / ORGANIZATION Lamolle House

- 7. EVENT focal point for drivers in great race of 1908

- 8. PATTERNS French culture

- 9. AGE 1870's, remodeled 1902

E	VG	G	FP
	x		
	x		
	x		
	x		

C. ENVIRONMENTAL / CONTEXT

- 10. CONTINUITY

- 11. SETTING

- 12. FAMILIARITY

E	VG	G	FP
		x	
		x	
		x	

D. INTEGRITY

- 13. CONDITION

- 14. EXTERIOR ALTERATIONS

- 15. STRUCTURAL REMOVALS

- 16. SITE

E	VG	G	FP
	x		
		x	
x			
x			

E. REVERSIBILITY

- 17. EXTERIOR

E	VG	G	FP
		x	

F. ADDITIONAL CONSIDERATIONS / BONUS POINTS

- 18. INTERIOR / VISUAL

- 19. INTERIOR / HISTORY

- 20. INTERIOR ALTERATIONS

- 21. REVERSIBILITY / INTER.

- 22. NATIONAL OR CALIF. REG.

E	VG	G	FP
			x
			x
			x
			x
			x

REVIEWED BY:

Franklin Maggi

DATE:

04/27/00

EVALUATION TALLY SHEET

Historic Resource Name: 131-145 W Santa Clara St

A. VISUAL QUALITY / DESIGN

- 1. EXTERIOR
- 2. STYLE
- 3. DESIGNER
- 4. CONSTRUCTION
- 5. SUPPORTIVE ELEMENTS

E	VG	G	FP	Value
16	12	6	0	0
10	8	4	0	0
6	4	2	0	0
10	8	4	0	4
8	6	3	0	0

Value	Value	Sub-total	Cumulative sub-total
		4	

B. HISTORY / ASSOCIATION

- 6. PERSON / ORGANIZATION
- 7. EVENT
- 8. PATTERNS
- 9. AGE

E	VG	G	FP	Value
20	15	7	0	15
20	15	7	0	15
12	9	5	0	9
8	6	3	0	6

45	
9	58

C. ENVIRONMENTAL / CONTEXT

- 10. CONTINUITY
- 11. SETTING
- 12. FAMILIARITY

E	VG	G	FP	Value
8	6	3	0	3
6	4	2	0	2
10	8	4	0	4

(SUM OF A+C) = 13

D. INTEGRITY

- 13. CONDITION
- 14. EXTERIOR ALTERATIONS
- 15. STRUCTURAL REMOVALS
- 16. SITE

E	VG	G	FP	Value
.00	.03	.05	.10	0.03 x 58
.00	.05	.10	.20	0.1 x 13
.00	.03	.05	.10	0.05 x 45
.00	.20	.30	.40	0 x 13
.00	.10	.20	.40	0 x 45
.00	.10	.20	.40	0 x 45

5.3	
	52.71

ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)

E. REVERSIBILITY

- 17. EXTERIOR

E	VG	G	FP	Value
3	3	2	2	2

54.71

F. ADD'L CONSIDERATIONS/BONUS POINTS

- 18. INTERIOR / VISUAL
- 19. INTERIOR / HISTORY
- 20. INTERIOR ALTERATIONS
- 21. REVERSIBILITY / INTERIOR
- 22. NATIONAL / CALIFORNIA REGISTER

E	VG	G	FP	Value
3	3	1	0	0
3	3	1	0	0
4	4	2	0	0
4	4	2	0	0
20	15	10	0	0

0	54.71
---	-------

EVALUATION TOTAL: (Adjusted subtotal plus Bonus Points)

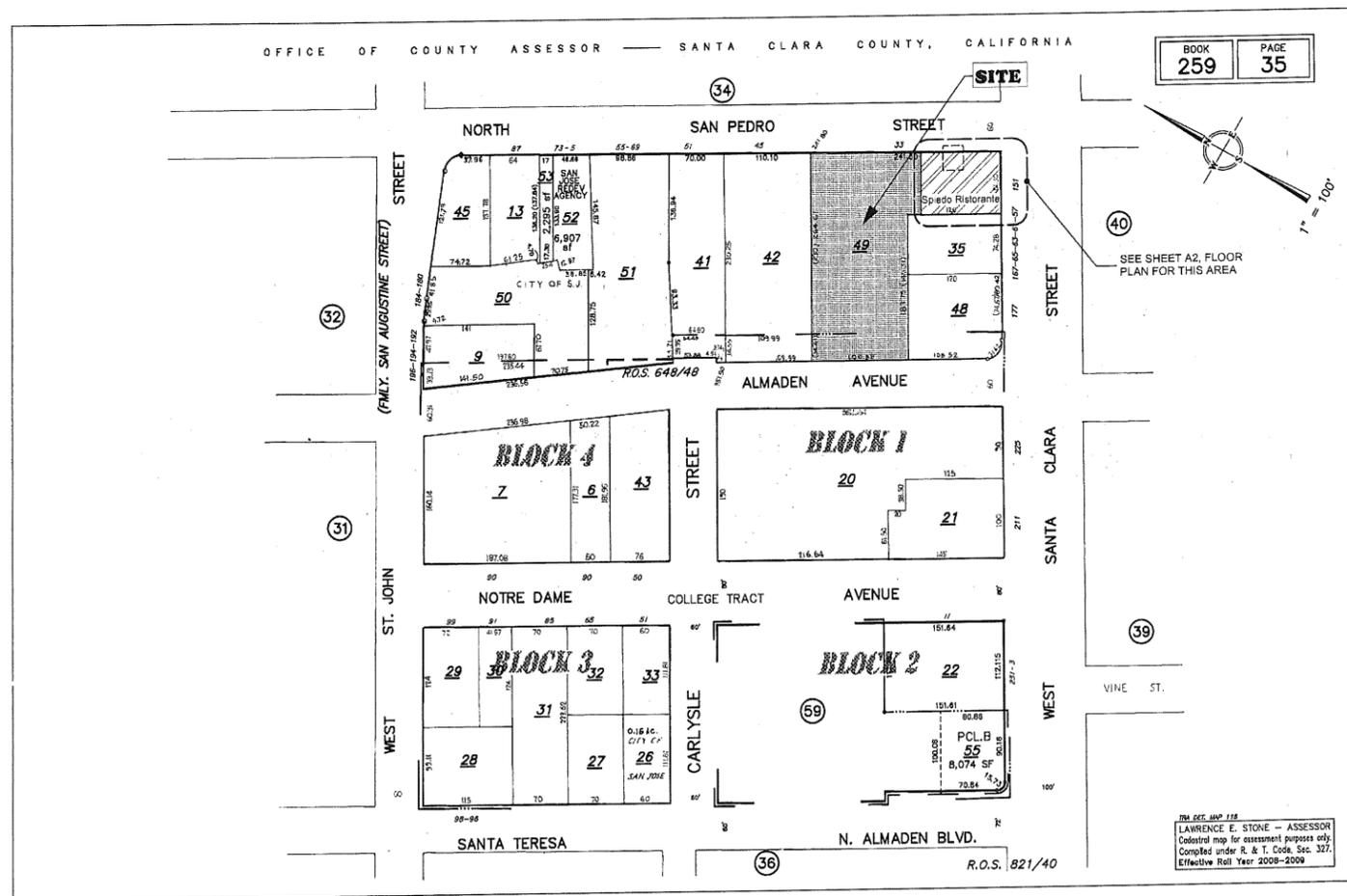
EVALUATION TALLY SHEET

Historic Resource Name: 131-145 W Santa Clara St

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
A. VISUAL QUALITY / DESIGN								
1. EXTERIOR	16	12	6	0	0			
2. STYLE	10	8	4	0	0			
3. DESIGNER	6	4	2	0	0			
4. CONSTRUCTION	10	8	4	0	4			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		4	
B. HISTORY / ASSOCIATION								
6. PERSON / ORGANIZATION	20	15	7	0	15			
7. EVENT	20	15	7	0	15			
8. PATTERNS	12	9	5	0	9			
9. AGE	8	6	3	0	6		45	
C. ENVIRONMENTAL / CONTEXT								
10. CONTINUITY	8	6	3	0	3			
11. SETTING	6	4	2	0	2			
12. FAMILIARITY	10	8	4	0	4		9	58
(SUM OF A+C) =					13			
D. INTEGRITY								
13. CONDITION	.00	.03	.05	.10	0.03	x	58	1.7
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.1	x	13	1.3
	.00	.03	.05	.10	0.05	x	45	2.3
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	13	0.0
	.00	.10	.20	.40	0	x	45	0.0
16. SITE	.00	.10	.20	.40	0	x	45	0.0
							5.3	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								52.71
E. REVERSIBILITY								
17. EXTERIOR	3	3	2	2	2			54.71
F. ADD'L CONSIDERATIONS/BONUS POINTS								
18. INTERIOR / VISUAL	3	3	1	0	0			
19. INTERIOR / HISTORY	3	3	1	0	0			
20. INTERIOR ALTERATIONS	4	4	2	0	0			
21. REVERSIBILITY / INTERIOR	4	4	2	0	0			
22. NATIONAL / CALIFORNIA REGISTER	20	15	10	0	0		0	
EVALUATION TOTAL: (Adjusted subtotal plus Bonus Points)								54.71

New Door For: The Spiedo Ristorante

151 W. Santa Clara St. San Jose, CA 95113



Assessor's parcel Map - Site Location Map

Project Purpose & Scope

The Purpose of this project is to remodel an existing, established restaurant to provide an additional means of entrance and egress along the sidewalk where outdoor dining is permitted.

This side (minor) ingress/egress will facilitate more efficient service to patrons of the outside, sidewalk dining area along San Pedro St.

This will also provide patrons with access to the interior public facilities (e.g. toilet rooms) and enable easier access between the indoor and outdoor dining areas.

Scope Of The Work:

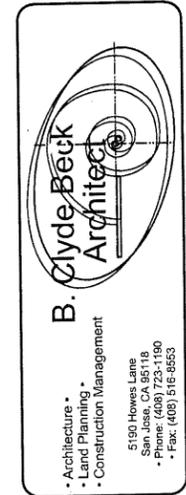
The scope of the work includes, but is not necessarily limited to:

1. Remove a small portion of the exterior easterly glass storefront facade to accommodate a new entry door.
2. Install the new entry door, an interior ramp, and guardrails/handrails as required.
3. Install new exterior and interior finishes at the area of the new entry door as required.

Project Code Summary		Remarks
Building Code Requirements		ALL CODES LISTED ARE REQUIRED TO BE USED
Building Code References	Edition	
California Building Code	2007 CBC	
California Fire Code	2007 CFC	
California Plumbing Code	2007 CPC	
California Mechanical Code	2007 CMC	
California Electric Code	2007 CEC	

Index To Drawings

ARCHITECTURAL DRAWING SHEETS	
A1	Title Sheet — General Project Information & Assessor's Parcel Map
A2	Site Plan & Floor Plans
A3	Exterior Elevations & Photos
A4	Architectural Details
4	Total Sheets In Set



B. Clyde Beck Architect
 • Architecture •
 • Land Planning •
 • Construction Management

5100 Hoves Lane
 San Jose, CA 95118
 • Phone: (408) 723-1190
 • Fax: (408) 516-9553

New Door for Spiedo Ristorante
 151 W. Santa Clara St.
 San Jose CA 95113

Hamdi Ugur
 Spiedo Ristorante
 151 W. Santa Clara St.
 San Jose CA 95113
 APN: 259-35-49

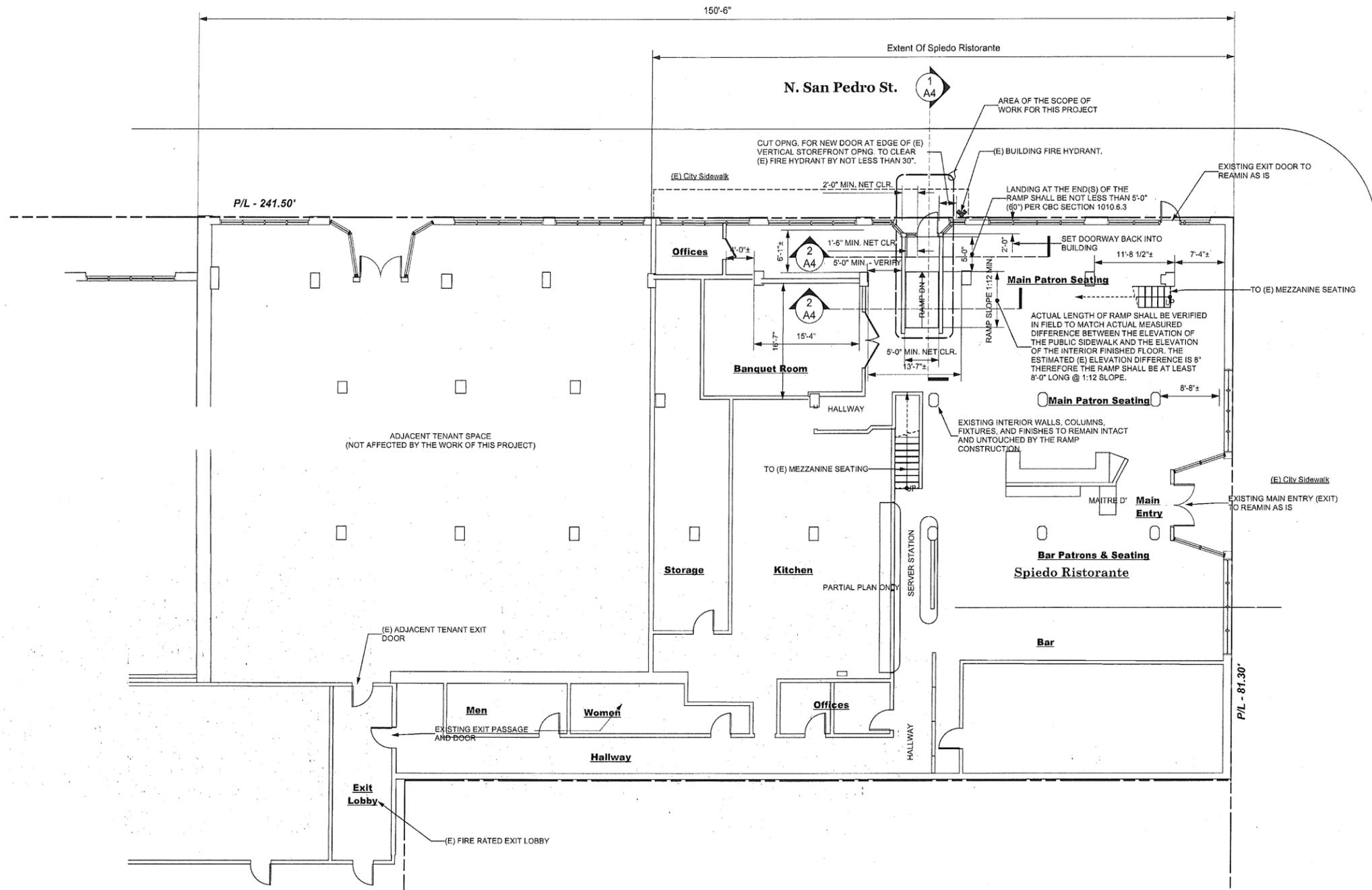
Spiedo Doorway
 As Noted

A1
 of 3

No.	Date	Appr.	Revision Notes

Title Sheet - General Project Information

Spiedo

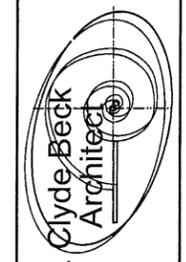


- New Door Specification Notes**
1. NEW DOOR SHALL BE 3080 x 1 3/4" ANODIZED ALUMINUM STOREFRONT DOOR.
 2. NEW DOOR SHALL BE FINISHED TO MATCH (E) WINDOW WALL DARK BRONZE ANODIZED FINISH.
 3. DOOR SHALL HAVE CLOSER THAT SHALL MEET CLOSING FORCE REQUIREMENTS AND LIMITS OF THE CALIFORNIA ACCESSIBILITY AND ADA STANDARDS.
 4. DOOR SHALL BE EQUIPPED WITH PUSH-PULL HARDWARE THAT MEETS CBC AND ADA ACCESSIBILITY REQUIREMENTS FOR ACCESS HARDWARE.
 5. DOOR GLAZING SHALL BE TEMPERED GLASS TINTED TO THE SAME SHADE AS THE (E) WINDOW WALL GLAZING.
 6. ALL GLAZED OPENINGS WITHIN TWO FEET HORIZONTALLY OF THE DOOR AND ALONG SIDE OF THE ENTRY RECESS SHALL BE GLAZED WITH TEMPERED GLASS.
 7. ALL NEW DOOR AND WINDOW GLAZING SHALL BE TINTED TO THE SAME SHADE AS THE (E) WINDOW WALL GLAZING.

NOTE:
 1. NO OTHER PORTIONS OF THE TOTAL SITE ARE AFFECTED BY THE WORK OF THIS PROJECT.
 2. THERE ARE NO LANDSCAPE FEATURES WITHIN THE AREA OF WORK.
 3. THE PUBLIC RIGHT-OF-WAY IS NOT AFFECTED BY THIS PROJECT.

Partial Site Plan
 Scale: 1/8" = 1'-0" SHOWING SPIEDO RISTORANTE PORTION OF THE BUILDING ONLY

W. Santa Clara St.



B. Clyde Beck Architects
 • Architecture •
 • Land Planning •
 • Construction Management
 5190 Howes Lane
 San Jose, CA 95118
 • Phone: (408) 723-1190
 • Fax: (408) 516-6653

New Door for Spiedo Ristorante
 151 W. Santa Clara St.
 San Jose CA 95113
 Consultant

Owner & Project Address
Hamdi Ugur
 Spiedo Ristorante
 151 W. Santa Clara St.
 San Jose CA 95113
 APN: 259-35-49

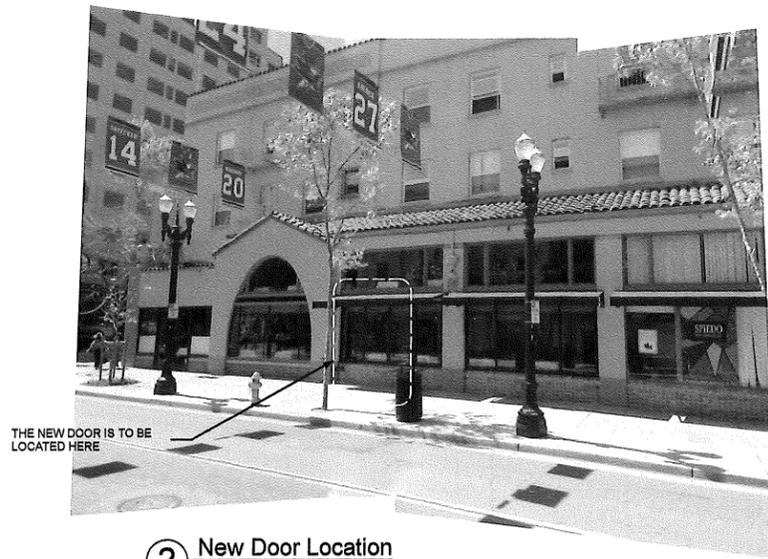
Project Manager
 Clyde Beck
 Project Designer
 Clyde Beck
 Designer
 B. CLYDE BECK
 Prepared by
 B. CLYDE BECK
 Project Date
 2/28/2020

Spiedo Doorway
 As Noted
A2

No.	Date	Appr.	Revision Notes

Site Plan

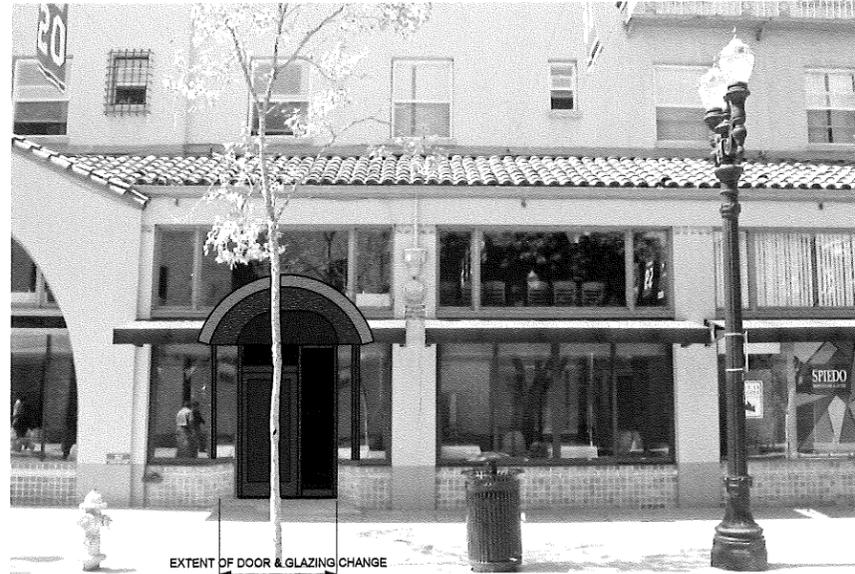
Spiedo



THE NEW DOOR IS TO BE LOCATED HERE

2 New Door Location
 SHOWING THE NEW DOOR LOCATION IN THE EXISTING FACADE ALONG N. SAN PEDRO STREET

1 Overall Street Photo
 SHOWING THE EXISTING FACADE ALONG N. SAN PEDRO STREET WHERE THE NEW DOOR WILL BE LOCATED



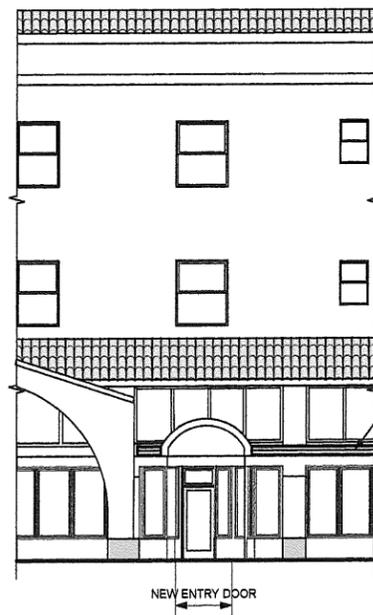
THE NEW DOOR IS TO BE LOCATED HERE

3 Photo Elevation - Existing Conditions
 SHOWING THE NEW DOOR LOCATION IN THE EXISTING FACADE ALONG N. SAN PEDRO STREET

EXTENT OF DOOR & GLAZING CHANGE
 SEE PLAN

4 Photo Elevation - New Door Elevation
 SHOWING THE APPEARANCE OF THE NEW DOOR IN THE FACADE.

NOTE:
 THE COLOR OF THE NEW DOOR AND WINDOW FRAMING SHALL MATCH THE DARK BRONZE COLOR OF THE EXISTING WINDOW FRAMING.



Partial Exterior Elevation
 Scale: 1/8" = 1'-0"

NEW FABRIC AWNINGS TO REPLACE WORN OUT (E) AWNINGS

Revision Notes	
No.	Date
Issue Notes	
No.	Date

B. Clyde Beck Architect

• Architecture •
 • Land Planning •
 • Construction Management

5190 Howes Lane
 San Jose, CA 95118
 • Phone: (408) 723-1190
 • Fax: (408) 516-6553

New Door for Spiedo Ristorante

151 W. Santa Clara St.
 San Jose CA 95113

Contractor

Owner & Project Address:
Hamdi Ugur
 Spiedo Ristorante
 151 W. Santa Clara St.
 San Jose CA 95113
 APN: 259-35-49

Project Manager:
 Clyde Beck
 Project:
 Clyde Beck
 Drawn by:
 B. CLYDE BECK
 Reviewed by:
 B. CLYDE BECK
 Project Start Date:
 2/20/09/04/20

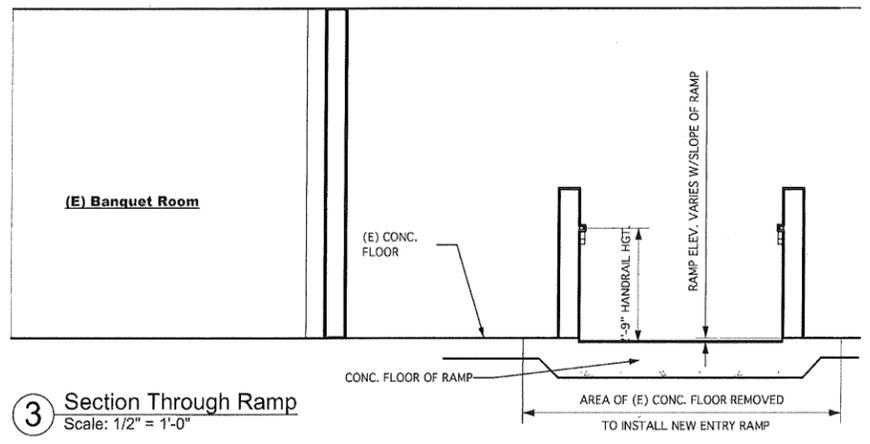
Sheet Scale:
 As Noted

A3.1

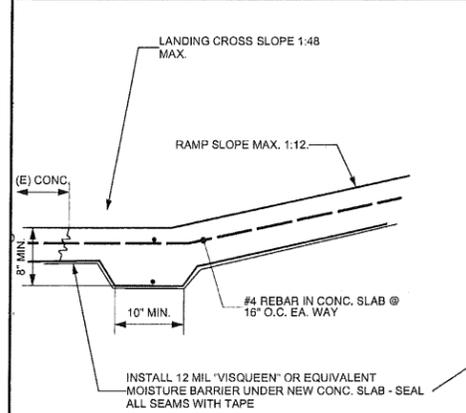
of 3

Exterior Elevations & Site Photos-Color

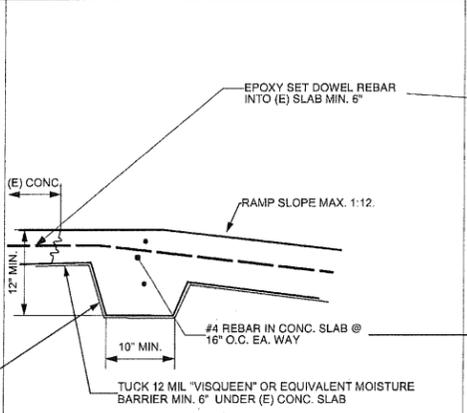
Sheet Name: Spiedo



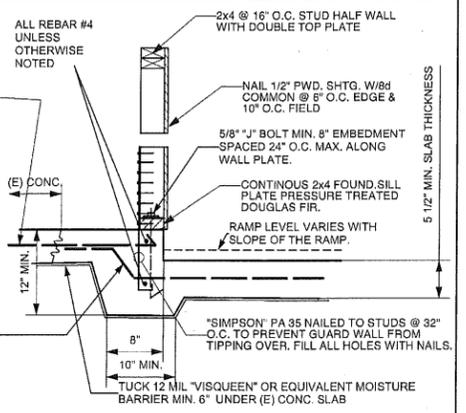
3 Section Through Ramp
Scale: 1/2" = 1'-0"



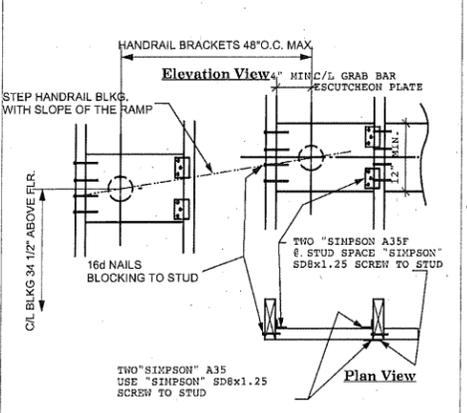
3 Bottom Ramp To Landing
Scale: 1" = 1'-0"



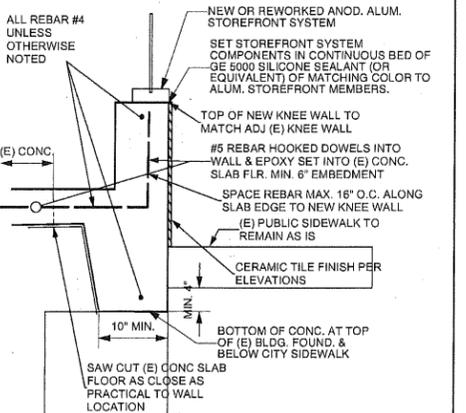
2 Top Ramp To Floor Slab Edge
Scale: 1" = 1'-0"



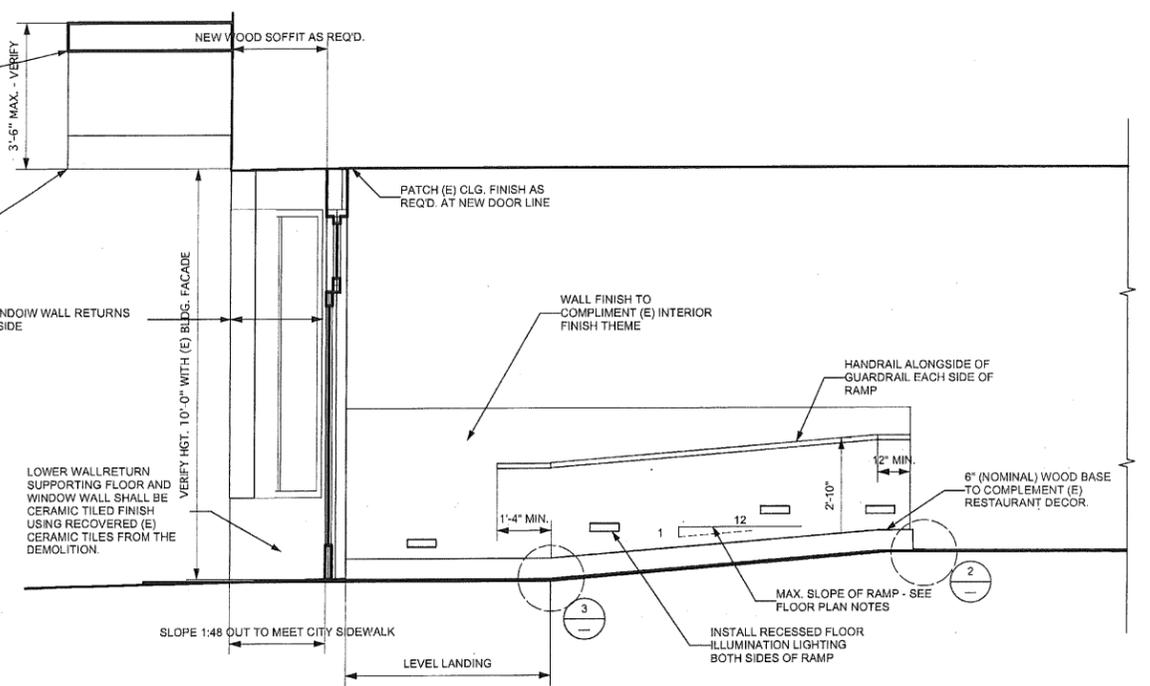
1 Ramp Floor Slab Edge
Scale: 1" = 1'-0"



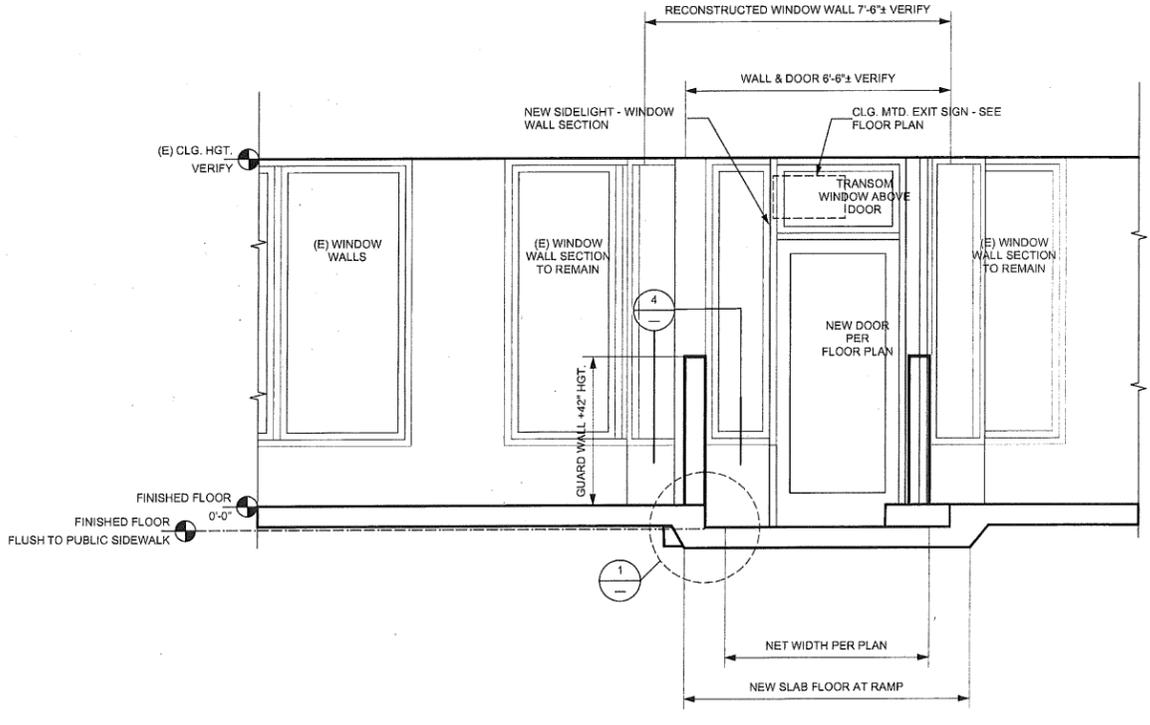
5 Handrail Backing w/ 2x Solid Wood
Scale: 1" = 1'-0"



4 Conc. Knee Wall @ Storefront
Scale: 1" = 1'-0"



1 Section Through Ramp
Scale: 1/2" = 1'-0"



2 Section Through Ramp Landing
Scale: 1/2" = 1'-0"

Revision Notes	
No.	Date
Appr.	

Planning DRC submittal
A-P 5/6/09
Date

B. Clyde Beck Architect
Architecture • Land Planning • Construction Management
5190 Howes Lane
San Jose, CA 95118
Phone: (408) 233-1190
Fax: (408) 916-6535

New Door for Spiedo Ristorante
151 W. Santa Clara St.
San Jose CA 95113

Client & Project Address
Hamdi Ugur Spiedo Ristorante
151 W. Santa Clara St.
San Jose CA 95113
APN: 259-35-49

Project Manager
Clyde Beck

Project Designer
Clyde Beck

Checked by
B. Clyde Beck

Reviewed by
B. Clyde Beck

Project Date
2/28/2009

Spiedo Doorway
1" = 1'-0"

A4

of 3

Project Details