

Historic Landmarks Commission Design Review Subcommittee
April 20 2005, 12:00 PM, Room 400 Planning

SYNOPSIS

MEETING GOAL:

Review project designs for 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: DRC Chair Leong, HLC Chair Polcyn, Commissioner Janke
Jeannie Hamilton, Ron Endow, Sally Zarnowitz, PBCE

12:00

PRE05-161

**93-99 S. First St. and 17-31 W. San Fernando St., SM, 1867, remodeled 1950
(1895 single story portion)**

Applicant: Wilcox Block, LLC

Present:

Mark Cards

Jim Salata

Dolores Melon, SJRA

Proposed Project:

Rehabilitation of Crescent Jewelers building, including

- Repair of existing 2nd story windows and trim, cement plaster finish
- Rehabilitation of existing neon blade sign with new name
- removal of streamline bezel showcase windows and green marble facing and replacement with new spandrel glass storefront and base from salvaged marble
- Installation of New stainless steel accent medallions and band, recessed up-light fixtures, column covering, recessed entries and signage
- Remodel and possible partial façade demolition of single-story portion of building

Applicable Standards for Rehabilitation

2. The historic character of a property will be retained and preserved.

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.

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.

Jim Salata explained that the existing first floor marble facing and bezel jewelry showcase windows do not work for modern day use. The new design capitalizes on the streamline modern style and incorporates a raised storefront height, new stainless steel trim band, and a new corner entry on a 45-degree angle.

Jeannie Hamilton asked whether there were any prospective tenants yet, and was told there were none at this time.

Commissioners Leong and Polcyn asked whether any existing features would be retained on the first floor façade, and were told that they would not. Commissioner Leong noted that the marble was one of the most significant features, and that not a lot of the first floor façade was left in the proposed design.

The period of significance was discussed, and the fact that the 1867 façade had been remodeled in 1950. While evaluators disagreed on the question of whether the building may qualify for the National Register and be eligible for designation as a City Landmark, due to its significant history and the many persons of local significance associated it since 1867, the Mixed-Use EIR concluded that the 1950 remodel was significant as a Structure of Merit.

Commissioner Janke stated that because the history of the façade was messy, the retention of second story fabric, and the activation of the street level façade was appropriate. The change in the height of the windows and the large stripe work.

Public Comment:

Alex Marthews, PAC SJ Executive Director, expressed concern about the conflicting opinions on the significance, and supported the revival of the Downtown, but wasn't presently prepared to comment on the compatibility of the proposed design.

Judi Henderson, PAC SJ Advocacy Chair, appreciated the work to revitalize the Downtown, noted the design didn't closely fit the Standards, and highly recommended saving or re-using the marble and aluminum that people think of when they think of this building.

PRE04-531
24 N. 5th St. (@ Santa Clara St.)
DEFERRED TO MAY

Proposed Project:

Demolish existing religious assembly building and parking structure to construct a 20-story residential tower with commercial uses at ground level adjacent to Vintage Tower City Landmark No. HL86-39.