



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

**HISTORIC LANDMARKS COMMISSION  
DESIGN REVIEW COMMITTEE MEETING  
WEDNESDAY, JULY 18, 2007  
12:00 -1:30 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**

**Wednesday, July 18, 2007, 12:00 noon:**

**Historic resource:**

110 Jackson Street (Boys and Girls Club). Candidate City landmark, c. 1951  
Modern/Contemporary-style minimalist building

**Proposed project:**

Public project to allow remodel of the existing City-owned facility, currently used for children's after school programs, for use as a seniors' center. The remodel involves the addition of 97 square feet of floor area, window replacement, an ADA accessibility ramp, new roofing, and minor structural and architectural modifications.

**Standards for Rehabilitation:**

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.

**Recommended Accessibility SIS Guidelines Considerations:**

- Identifying the historic building's character-defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss
- Complying with barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved
- Working with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems
- Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features
- Finding solutions to meet accessibility requirements that minimize the impact on the historic building and its site, such as compatible ramps, paths, and lifts.

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

S.I.S. #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.

**Project name: Boys & Girls Club, 110 Jackson**

<b>List the Historic Features</b>	<b>How is the New Construction Compatible?</b>	<b>How is the New Construction Differentiated?</b>
<b>1. Shape</b> Size, scale and proportion, massing	Windows and doors will maintain the same size, scale and massing as the original. New windows will maintain the same glazing pattern as the original.	Original metal casement windows will be replaced by more energy-efficient wood.
<b>2. Roof</b> Shape, slope, materials	Existing roofing material will be replaced in kind.	N/A
<b>3. Recesses and Openings, Projections</b> Size, scale and proportion, materials, details	Regarding the addition to the lobby, door openings, sidelights and transom will be replicated.	The entryway will change from wood doors and windows to anodized bronze. The ADA access to the front door (ramp) is new, and clearly different from the original walkway.
<b>4. Materials</b> Siding, Site	When repair or replacement of the original stucco siding is necessary, new siding will also be stucco.	Repair or replacement stucco will not be differentiated from the original.
<b>5. Spatial Relationships</b> Setbacks, alignments	Doors, sidelights and transom in the entryway will be similar to the original.	
<b>6. Details</b>	N/A	N/A