



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

SYNOPSIS

WEDNESDAY, JUNE 24, 2009

12:00 -1:30 P.M.

City Hall Tower

200 East Santa Clara Street

ROOM T-332

COMMITTEE MEMBERS

ED JANKE, HLC Chair

PATRICIA COLOMBE, HLC Vice Chair

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:

San Pedro Square Redevelopment Project – PRE08-136, Comprehensive Preliminary Review application for the rehabilitation of three existing commercial buildings and the Peralta Adobe plaza, including a 4,070 square foot addition, to create an indoor/outdoor market place. The project is located on the northwest corner of North San Pedro Street and St. John Street. The site includes four properties, two of which are historic resources with the following information included:

- Luis Maria Peralta Adobe – 184 St. John Street – National Register Site, State Landmark and City Landmark Structure (DPR and documentation attached).
- Garden City Modern Bakery – 87-97 San Pedro Street – Eligible for the National Register and for the California Register and is a Structure of Merit (DPR attached).

The site is adjacent to the following historic resources:

- Coronado Livery Stables – 55-71 San Pedro Street – Structure of Merit (DPR attached).
- Slavich Building – 73 North San Pedro Street – Eligible for the National and California Registers and is a Structure of Merit (DPR attached)
- Fallon Residence – 175 West St. John Street – City Landmark Site (DPR attached)

All of the above sites are within the San Pedro Square, which was identified as an historic district within the Downtown Strategy Plan. San Pedro Square was part of the Downtown San Jose

Historic Resources Survey. Attached is an analysis of San Pedro Square taken from this Survey document.

The Slavich Building and the Garden City Modern Bakery, referenced above, have been analyzed in a recent historic report entitled: "Historic Structure Evaluation, History San Jose Downtown Museum Project". The relevant section of this report is attached for your review.

Sally Zarnowitz, *Project Manager*.

Primary conclusions reached by the subcommittee's discussion included:

- *The overall energy of the project is good and the circulation pattern facilitates a public market with openness and no dead ends.*
- *The proposal to grow ivy on the concrete wall of the office building abutting the Parelta Adobe is incompatible. This project is an opportunity to give back to the Adobe the corner that was removed when the abutting office building was built. The office building should allow for more space for the Adobe.*
- *The plaza should be surfaced in a manner that is compatible with the historic character of the site.*
- *The proposal includes too many elements attaching to the El Dorado Bakery building. The large vertical sign and the aluminum awnings overwhelm the architecture of the existing building and should be separated from the structure. The sign is a beacon and is necessary for the project but it should not be attached to the building. The awning may better serve the purpose of the project if it were moved to the second story section of the building.*
- *The role and existing function of the Parelta Adobe should be maintained and protected. The project should work out the details of how the market crowds would relate to school children and other crowds arriving as part of the Adobe museum function.*
- *A question was asked regarding the opinion of History San Jose, as the managing body of the Adobe site, of the proposed project. The applicant indicated that History San Jose is positive about the proposal and the idea of exposing the Parelta Adobe to the general public.*
- *Consideration should be given to the relationship of the proposed project to the existing farmers market that takes place every Friday.*
- *The location of the kiosk to the north of the Adobe is inappropriate and should be reconsidered.*
- *The placement of tables and chairs should be done in a sensitive manner providing clearance from the Adobe.*
- *The shed structure proposed on the corner of Saint John Street and San Pedro Street is appropriate but could be larger.*
- *A question was asked regarding the location of the nearest entryway into the market from the corner of Saint John and San Pedro Streets, where the shed building is proposed with a large sign above the roof stating "Urban Public Market". The sign appears to indicate an entryway. However, it is not possible to enter the market directly from this corner. The appropriate location for this sign should be carefully considered.*

Comments from the public included:

- *A speaker generally concurred with commissioners' comments regarding both historic resources on the site. Careful consideration should be given to maintaining the current function of the Adobe. The placement of the kiosk in front of the Adobe building is inappropriate. When visiting the Adobe site today, one gets a sense of what it was like 200 years ago. That atmosphere should be maintained.*
- *A question was asked regarding whether infrastructure will be installed for electrical hook up in the plaza. The applicant indicated there will be electrical hook up in the plaza.*