HLC AGENDA: 12-02-15
ITEM: 3.a.

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: HISTORIC LANDMARKS COMMISSION

FROM: Harry Freitas
Director of Planning, Building and Code Enforcement

SUBJECT: **SITE DEVELOPMENT PERMIT (FILE NO. H15-047) HERROLD LABORATORY BUILDING (CITY LANDMARK NO. 74)**

DATE: November 20, 2015

COUNCIL DISTRICT: 3

RECOMMENDATION

Review the proposed Site Development Permit (File No. H15-047) project plans to partially demolish the Herrold Laboratory Building (City Landmark No. 74), receive public comment, and provide comments regarding the scope of the analysis for the proposed project, as required by the City Council Policy on the Preservation of Historic Landmarks.

BACKGROUND

The proposed Site Development Permit (File No. H15-047), if approved, would allow for the construction of a 25-story development with up to 292 residential units and approximately 5,910 square feet of ground-floor commercial space on an approximately 0.50 gross acre site located on the northeast corner of South Market Street and East William Street.

The proposed Site Development Permit includes the demolition of the Herrold Laboratory Building (City Landmark No. 74), with the exception of retaining the eastern façade facing 1st Street.

Designation as a City Landmark

The Herrold Laboratory Building, also known as the Herrold College of Engineering and Radio, was designated as a City Landmark in 1992 based on the following findings:

1. Its character, interest, or value is part of the local, regional, state, or national history, heritage, or culture within the themes of Communication, Religion, and Education during the City's Horticulture Era (1870-1918).
2. Its identification with Dr. Charles Herrold who significantly contributed to the local, regional, and national history by pioneering California's first radio transmission in 1894, and in 1909 established the first American commercial radio station in San Jose. Dr. Herrold also started the College of Engineering and Radio, which helped mold the

development of the area toward the electronics industry. Dr. Herrold made over 50 inventions and improvements involving the use of electricity.

3. The building is significant as the only extant structure associated with Dr. Herrold.

The Herrold Laboratory Building is also designated as eligible for listing in the National Register of Historic Places and the California Register of Historical Resources per the City's Historic Resources Inventory.

EVALUATION AND FOLLOW-UP

The subject Site Development Permit was filed on September 28, 2015 and is in the initial stages of review. The City Council's Preservation of Historic Landmarks Policy requires that the Historic Landmarks Commission hold a public meeting on proposals to alter or demolish City Landmark Structures early in the project review process. The purpose of this meeting is not to make a recommendation to support or deny the alteration of the City Landmark, but instead, to provide feedback to staff regarding the type of information that should be included in the analysis of the applicant's proposal.

The applicant is required to submit an Initial Study discussing the project's compliance with the California Environmental Quality Act. This study has not yet been submitted. Among other environmental impact categories, this study will analyze the impact of the project on cultural resources. Environmental review analysis will be complete prior to the Historic Landmarks Commission's consideration of the project.

The applicant is required to submit a Historic Preservation Permit pursuant to the Historic Preservation Ordinance, which has not yet been filed. After environmental review is complete, the Site Development Permit and the Historic Preservation Permit will be referred to the Historic Landmarks Commission. The commission will receive a full analysis of the project, consider the project design, and make a recommendation to the Director of Planning, Building, and Code Enforcement whether to approve, conditionally approve, or deny both the Site Development Permit and Historic Preservation Permit.

FOR HARRY FREITAS

HARRY FREITAS, SECRETARY
Historic Landmarks Commission

For questions please contact Martina Davis, Historic Preservation Officer, at (408) 535-7888.

Attachments:
City Council Policy on Preservation of Historic Landmarks
Project floor plan and elevations
City Landmark designation file

City of San José, California

CITY COUNCIL POLICY

TITLE	PAGE
PRESERVATION OF HISTORIC LANDMARKS	1 of 2

APPROVED BY
Council Action - Adopted December 8, 1998, Amended May 23, 2006

PURPOSE/INTENT STATEMENT

Historically and architecturally significant structures, sites, and districts provide an irreplaceable link to the City's past, enrich the present and future with their rich tradition and diversity, and add inestimable character and interest to the City's image. Preservation of structures, sites, and districts is a part of the San Jose General Plan Urban Conservation/Preservation Major Strategy. At a strategic level, preservation activities contribute visual evidence to a sense of community identity that grows out of the historical roots of San Jose's past.

It is the policy of the City of San Jose that candidate or designated landmark structures, sites, or districts be preserved wherever possible. Proposals to alter such structures, sites, or districts must include a thorough and comprehensive evaluation of the historic and architectural significance of the structure, site, or district and the economic and structural feasibility of preservation and/or adaptive reuse. Every effort should be made to incorporate candidate or designated landmark structures into the future plans for their site and the surrounding area and to preserve the integrity of landmark districts.

APPLICABILITY

This policy affects any designated City Landmark structure, Contributing Structure in a City Landmark Historic District, structure listed on the National Register of Historic Places and/or the California Register of Historical Resources, a Contributing Structure in a National Register Historic District, or a structure that qualifies for any of the above (candidate), based on the applicable City, State, or National qualification criteria. (hereafter "landmark structure"). This policy also affects new construction within designated City, State, and National Landmark districts for purposes of district integrity.

REQUIREMENTS

1. **Early Public Notification of Proposals to Alter or Demolish a Candidate or Designated Landmark Structure, or to Impact the Integrity of a Historic District.** In order to allow greater public input into decisions affecting historic landmarks, early public notification should be initiated in response to either of the following: 1) receipt by the City of a development application for a project proposing to alter the original character of a candidate or designated landmark structure or to potentially impact the integrity of a landmark district, or 2) prior to action by the City Council or Redevelopment Agency Board of Directors to commit public funding or other assistance to such a project or for acquisition of property containing a candidate or designated landmark structure or potentially impacting the integrity of a landmark district. Such notification shall be provided to the City Council, Historic Landmarks Commission and representatives of the historic preservation community.

2. **Public Input and City Council Review.** As soon after the public notification as possible, public meetings on the proposed project shall be scheduled, as follows. In the case of a private development project with no City or Redevelopment Agency funding involved, the Historic Landmarks Commission shall hold a public meeting on the proposed project, to receive public comment and provide recommendations regarding information to be included in the analysis of the proposed project. In the case of a project incorporating City or Redevelopment Agency funding or other assistance, or acquisition of property containing a candidate or designated landmark structure or a structure or site located within a landmark district, the City Council shall agendize

discussion of the project to receive public comment and provide early direction to the appropriate staff that either: 1) the project should continue forward through the appropriate review process, or 2) the Council does not support the proposed project and further staff work shall be discontinued.

3. **Preparation of Complete information regarding Opportunities for Preservation of the Landmark Structure, and/or the Integrity of the Landmark District.** The analysis of a proposed project which will alter the original character of a candidate or designated landmark structure or potentially impact the integrity of a landmark district shall include complete historic, architectural, and cultural documentation of the significance of the candidate or designated landmark structure, site, district, or compatibility of new construction within a landmark district, a comprehensive evaluation of the economic and structural feasibility of preservation and/or adaptive reuse of the structure, and an analysis of potential funding sources for preservation. This information shall be carefully reviewed and then be given strong consideration in the decision-making process for a project proposing to alter a candidate or designated landmark structure or the integrity of a district. Every effort should be made to preserve and incorporate existing landmark structures into the future plans for a site and the surrounding area, and to preserve the integrity of landmark districts.

4. **Findings Justifying Alteration or Demolition of a Landmark Structure, or Impact to the Integrity of a Landmark District.** Final decisions to alter or demolish a candidate or designated landmark structure or to impact the integrity of a landmark district, must be accompanied by findings which either 1) document that it is not reasonably feasible for any interested party to retain the candidate or designated landmark structure or the integrity of the district, or 2) which record the overriding considerations which warrant the loss of the candidate or designated landmark structure or district integrity. The financial profile and/or preferences of a particular developer should not, by themselves, be considered a sufficient rationale for making irreversible decisions regarding the survival of the City's historic resources.

5. **Financial Resources for Preservation.** The City and Redevelopment Agency should identify City, State, and Federal funding resources to support and encourage the preservation and adaptive reuse of candidate or designated landmark structures, sites, or districts.

GATEWAY TOWER

SITE DEVELOPMENT PERMIT SUBMITTAL - FULL SET

SHEET LIST

A0.00 - COVER
A0.01 - SITE CONTEXT
A0.02 - SITE CONTEXT PLAN
A1.00 - SITE PLAN - EXISTING
A1.01 - SITE PLAN - NEW (INCLUDING STATEMENTS AND TABLES)
A1.02 - PROJECT DATA AND TABULATIONS

C1.00 - CIVIL SITE PLAN
C2.00 - GRADING, DRAINAGE AND UTILITY PLAN
C4.01 - STORMWATER MANAGEMENT PLAN
C4.02 - STORMWATER CONTROL NOTES AND DETAILS

A2.P2 - FLOOR PLAN - LEVEL P2
A2.P1 - FLOOR PLAN - LEVEL P1
A2.01 - FLOOR PLAN - LEVEL 1
A2.02 - FLOOR PLAN - LEVEL 2
A2.03 - FLOOR PLAN - LEVEL 3
A2.04 - FLOOR PLAN - LEVEL 4
A2.05 - FLOOR PLAN - LEVEL 5
A2.06 - FLOOR PLAN - LEVEL 6
A2.07 - FLOOR PLAN - LEVEL 7
A2.08 - FLOOR PLAN - LEVEL 8
A2.09 - FLOOR PLAN - LEVEL 9-10, 14-16
A2.11 - FLOOR PLAN - LEVEL 11-13, 17-19
A2.20 - FLOOR PLAN - LEVEL 20-22
A2.23 - FLOOR PLAN - LEVEL 23
A2.24 - FLOOR PLAN - LEVEL 24
A2.25 - FLOOR PLAN - LEVEL 25
A2.26 - ROOF PLAN

A3.01 - EXTERIOR ELEVATION - FIRST STREET
A3.02 - EXTERIOR ELEVATION - WILLIAM STREET
A3.03 - EXTERIOR ELEVATION - MARKET STREET
A3.04 - EXTERIOR ELEVATION - NORTH
A3.05 - ENLARGED EXTERIOR ELEVATIONS

A4.01 - PERSPECTIVE - WILLIAM AND FIRST
A4.02 - PERSPECTIVE - WILLIAM AND MARKET
A4.03 - PERSPECTIVE - WILLIAM AND FIRST
A4.04 - PERSPECTIVE - FIRST STREET

A5.01 - BUILDING SECTIONS

A6.01 - ARCHITECTURAL DETAILS
A6.02 - RETAIL SPACE CONCEPTUAL PRECEDENTS
A6.03 - RETAIL SPACE CONCEPTUAL PRECEDENTS
A6.04 - MATERIAL PALETTE
A6.05 - CONCEPTUAL DIAGRAMS
A6.06 - CONCEPTUAL DIAGRAMS

A7.01 - ARBORIST REPORT
A7.02 - ARBORIST REPORT
A7.03 - ARBORIST REPORT AND DCI MEMO
A7.04 - MEMO FROM DAVID J POWERS

L1.00 - PRELIMINARY LANDSCAPE PLAN - LEGEND AND NOTES
L1.01 - PRELIMINARY LANDSCAPE PLAN - STREET LEVEL
L1.02 - PRELIMINARY LANDSCAPE PLAN - LEVEL 7
L1.03 - PRELIMINARY LANDSCAPE PLAN - LEVEL 24
L2.00 - LANDSCAPE CONCEPT IMAGERY
L2.01 - LANDSCAPE CONCEPT IMAGERY
L3.00 - PRELIMINARY IRRIGATION - LEGEND AND NOTES
L3.01 - IRRIGATION DETAILS
L3.02 - IRRIGATION DETAILS
L4.00 - PRELIMINARY PLANTING - LEGEND AND NOTES
L4.01 - PLANTING PLAN - STREET LEVEL
L4.02 - PLANTING PLAN - LEVEL 7
L4.03 - PLANTING PLAN - LEVEL 24
L5.00 - LANDSCAPE DETAILS

PROJECT DESCRIPTION

Gateway Tower is a 25-story, 292-unit residential/mixed-use building that will serve as a welcoming landmark to the SoFA district as well as the "gateway" to downtown San Jose.

By integrating the historic elements of the existing buildings into the design, Gateway Tower will reinforce the rhythm and fabric of First Street and will encourage the continued assimilation of old and new along this pedestrian-focused street and neighborhood. Importantly, Gateway Tower also merges a diverse range of stakeholders to create a lasting homage to the legacy of Charles ("Doc") Herrold and to the birth of Radio Broadcasting in San Jose.

The flatiron site allows each aspect of the tower to speak to the unique character of the surrounding area: Market Street celebrates and welcomes visitors to downtown San Jose; First Street honors the smaller scale and artistic spirt of the SoFA district; and William Street is reflects the rebirth of the neighborhood while helping to commemorate its historic roots in Parque de los Pobladores.

A unique project built for a unique community in San Jose – Gateway Tower.

PREVIOUS PERMITS

APN-264-30-114 (493 S FIRST STREET)	APN-264-30-090 (465 S FIRST STREET)	APN-264-30-090 (470 S FIRST STREET)	APN-264-30-090 (480 S FIRST STREET)	APN-264-30-090 (465 S FIRST STREET)	APN-264-30-090 (455 S FIRST STREET)
1982 031858 BD	RAD01-014	PRE15-106	RAD01-014	RAD01-014	PRE15-106
1978 011214 BD	HP00-010	RAD01-014	HP00-010	HP00-010	PRE06-247
1978 019471 BD	RAD99-051	HP00-010	RAD99-051	RAD99-051	DMV06-022
1978 011214 BD	2001 453101 JT	RAD99-051	2002 051886 CI	2002 055379 CI	2005 036658 CO
1973 045796 BD	2001 452788 RV	2001 051782 CI	2002 051651 CI	2002 052393 CI	2007 024964 CI
1969 083322 BD	2009 020185 CI	2000 073881 CI	2002 051220 CI	2001 055843 CI	2006 015113 CI
1969 062208 BD	2002 053577 CI	2000 072700 CI	2002 048835 CI	2000 056510 CI	2004 125247 CI
1969 082286 BD	2002 051879 CI	2000 071653 CI	2002 047304 CI	1945 000454 BD	2004 104107 CI
1969 097919 BD	2002 051882 CI	2000 056510 CI	2002 047615 CI		2004 103355 CI
1957 039239 BD	2002 051561 CI		2000 056510 CI		2001 441083 CI
1930 000245 BD	2002 049430 CI				2000 050331 BD
	2002 048701 CI				1999 050331 BD
	2001 055843 CI				1999 050331 CI
	2001 002057 CI				1992 006607 BD
	2000 056510 CI				1992 002932 CI
	1999 005886 CI				
	1963 040742 BD				

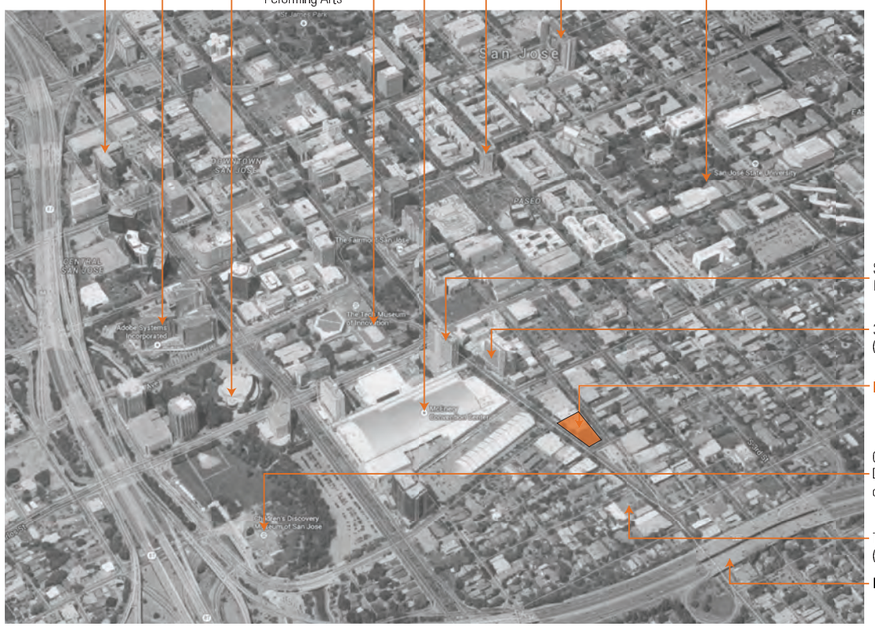
PROJECT TEAM

DEVELOPER -
THE CORE COMPANIES
470 SOUTH MARKET STREET
SAN JOSE, CA 95113
CONTACT: WALTER ARMER
T: 510 812 3756
F: 408 292 0339
E: WARMER@THECORECOMPANIES.COM

ARCHITECT -
KWAN HENMI ARCHITECTURE/PLANNING
456 MONTGOMERY STREET, SUITE 200
SAN FRANCISCO, CA 94104
CONTACT: DAN MOBERLY
T: 415 777 4770
F: 415 777 5102
E: DAN.MOBERLY@KWANHENMI.COM

LANDCAPE -
MPA DESIGN
414 MASON STREET, SUITE 700
SAN FRANCISCO, CA 94102
CONTACT: GERALD KAWAMOTO
T: 415 434 4664
F: 415 434 4665
E: GERALD@MPADESIGN.COM

CIVIL -
JMH WEISS
1960 ZANKER ROAD
SAN JOSE, CA 95112
CONTACT: DJ EDWARDS
T: 408 790 4982
F: 408 286 4558
E: DJEDWARDS@JMHWEISS.COM


Axis Condominiums
Adobe Systems
The Center for the Peroming Arts
City National Civic Theater
McEnery Convention Center
The 88
San Jose City Hall
San Jose State University
San Jose Marriott
360 Residences (213 Units)
Project Site
Children's Discovery Museum of San Jose
The Pierce (232 Units)
Interstate 280

SITE
1
2
3
4
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6
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8
9
10

1

2

3

4

Higher Fire
5

6

7

8

9

MAKE ART HERE
LIVE
10

VICINITY MAP
NOT TO SCALE

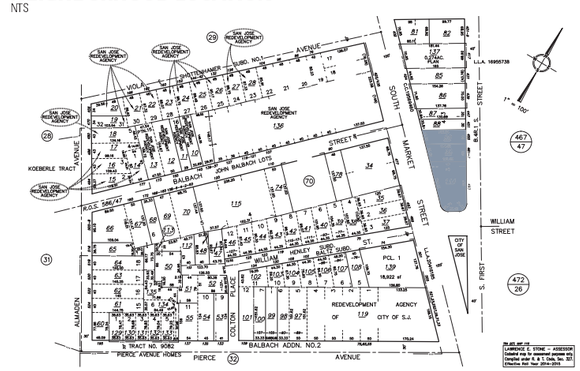
URBAN LOCATION
NTS

LEGEND & ABBREVIATIONS

- PROPERTY LINE – SUBJECT PARCEL
- PROPERTY LINE – ADJACENT PARCEL
- MONUMENT LINE / CENTERLINE, AS NOTED
- [R1] REFERENCE
- FOUND GRANITE MONUMENT PER RECORD OF SURVEY [R4]

0 10' 20' 40'
SCALE: 1" = 20'

NEIGHBORHOOD LOCATION
NTS



PARCEL NUMBERS
APN 264-30-089
APN 264-30-090
APN 264-30-114

ZONING INFORMATION:

DC, DOWNTOWN COMMERCIAL
HISTORIC CITY LANDMARK 74 (WORK REQUIRES PLANNING PERMIT)

SETBACKS:
PROPERTIES LOCATED IN DC DISTRICTS ARE NOT SUBJECT TO ANY MINIMUM SETBACK REQUIREMENTS UNLESS OTHERWISE STATED.

20.70.110 DEVELOPMENT WITHIN OR ADJACENT TO HISTORIC LANDMARKS OR DISTRICTS
A. ANY PROJECT WITHIN A HISTORIC DISTRICT SHALL CONFORM TO APPLICABLE GUIDELINES ADOPTED, AND AS AMENDED, BY THE CITY COUNCIL.
B. FOR PURPOSES OF THIS SECTION, HISTORIC DISTRICT AND HISTORIC LANDMARK REFER TO ANY SITE, BUILDING, STRUCTURE, OR AREA THAT HAS RECEIVED CITY, STATE OR FEDERAL LANDMARK STATUS.
C. NEW STRUCTURES EXCEEDING 150 FEET AND AN FAR OF 6:1 WHICH ARE CONSTRUCTED WITHIN ONE HUNDRED FEET OF A CITY LANDMARK SHALL BE REVIEWED BY THE HISTORIC LANDMARK COMMISSION.

FOR ADDITIONAL ZONING AND GENERAL PLAN INFORMATION REFER TO CITY OF SAN JOSE ZONING ORDINANCE CHAPTER 20.70.

GENERAL PLAN:

CORE AREA

REFERENCES

R1 DOCUMENT #3755917, RECORDED JANUARY 29, 1970, BOOK 8814 OF OFFICIAL RECORDS, PAGE 544.

R2 DOCUMENT #18481234, RECORDED JULY 20, 2005

R3 DOCUMENT #18885046, RECORDED APRIL 13, 2006

R4 RECORD OF SURVEY, RECORDED MAY 1, 1984, BOOK 528 OF MAPS, PAGES 3 AND 4.

FLOOD HAZARD NOTE

THE PARCEL DESCRIBED HERE ON IS DESIGNATED AS ZONE D AS SHOWN UPON THE FLOOD INSURANCE RATE MAP (FIRM), CITY OF SAN JOSE, CALIFORNIA, COMMUNITY PANEL NUMBER 06085C0234H, EFFECTIVE DATE MAY 18, 2009 ISSUED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). SAID ZONE IS DEFINED AS AREAS OF UNDETERMINED, BUT POSSIBLE, FLOOD HAZARDS.

PHOTO NOTE

THE IMAGE SHOWN HEREON IS TAKEN FROM GOOGLE EARTH, IMAGE DATE FEBRUARY 23, 2014 AND IS NOT A RECTIFIED PHOTO. THIS IS SHOWN TO GIVE A REPRESENTATION OF THE SUBJECT SITE AND THE SURROUNDING AREAS.

BOUNDARY EXHIBIT
470 S. Market Street

San Jose, California

JMH WEISS, INC.
Civil Engineering ~ Surveying ~ Land Planning
1960 Zanker Road
San Jose, Ca 95112
(408) 286-4555 FAX:(408) 286-4558
www.jmhweiss.com

JOB# 5050. APRIL 8, 2015

DWG NAME: P:\5050 – 470 S Market – San Jose\5050 – Core\Engineering\Survey\Boundary-470 S Market.dwg, LAST EDITED: Wed, Apr 08, 2015 10:36am
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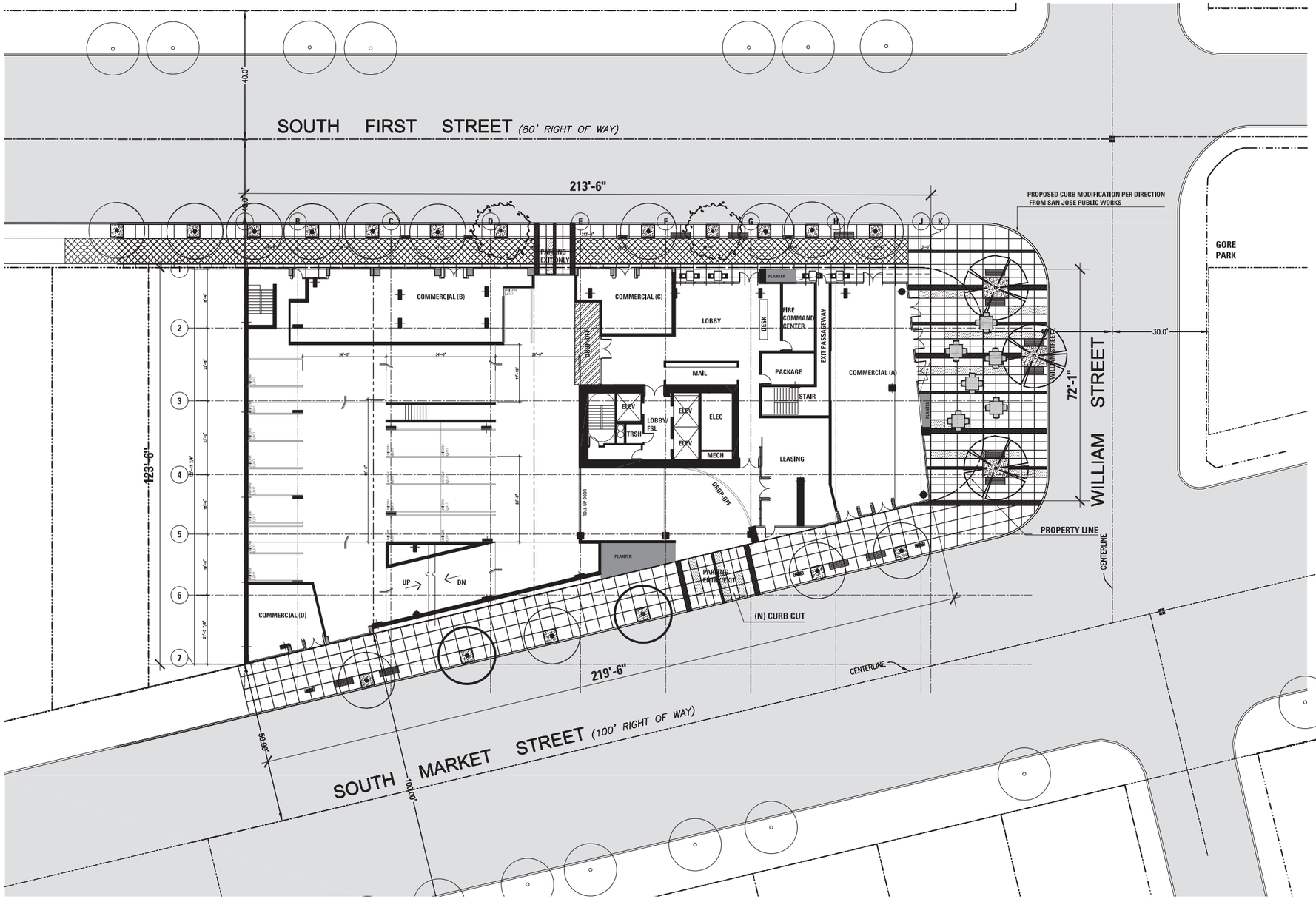


STATEMENTS AND TABLES

1 - TOTAL AREA OF SUBJECT PROPERTY

Area	21,800 sf	0.50 acres

2 - TOTAL DWELLING UNITS

Total Dwelling Units	292 units	
Studio/Jr 1 Bed	21 units	7.2%
1 Bed	224 units	76.7%
2 Bed	47 units	16.1%

3 - AREA OF NON RESIDENTIAL USES (GROSS)

Commercial Space A	2,010 sf	
Commercial Space B	1,540 sf	
Commercial Space C	565 sf	
Commercial Space D	515 sf	
Leasing	1,100 sf	(Levels 1 and 2)
Lobby and Associated Spaces	1,495 sf	
Level 7 Amenity	1,590 sf	
Level 24 Amenity	1,750 sf	

4 - AREA OF NON RESIDENTIAL USES (NET ASSUMING 85% EFFICIENCY)

Commercial Space A	1,709 sf	
Commercial Space B	1,309 sf	
Commercial Space C	480 sf	
Commercial Space D	438 sf	
Leasing	935 sf	(Levels 1 and 2)
Lobby and Associated Spaces	1,262 sf	
Level 7 Amenity	1,343 sf	
Level 24 Amenity	1,488 sf	

5 - TOTAL EXISTING AND PROPOSED OFF STREET PARKING AND LOADING SPACES

Residential		
Total Existing Parking Spaces	17 spaces	
Total Required Parking Spaces	292 spaces	(1 per 1 dwelling units)
Total Proposed Parking Spaces	275 spaces	
Total Required Motorcycle Spaces	73 spaces	(1 per 4 dwelling units)
Total Proposed Motorcycle Spaces	70 spaces	
Total Required Bicycle Spaces	73 spaces	(1 per 4 dwelling units)
Total Proposed Bicycle Spaces	97 spaces	
Total Loading Spaces	0 spaces	(Project proposes loading zone within Market street Right-of-way)

6 - SITE COVERAGE

Building Area	20,000 sf	91.7%
Landscape/Hardscape Area	1,732 sf	7.9%
Parking Driveway	68 sf	0.3%

7 - RESIDENTIAL DENSITY

Dwelling Units per Acre	583.5 DU/acre

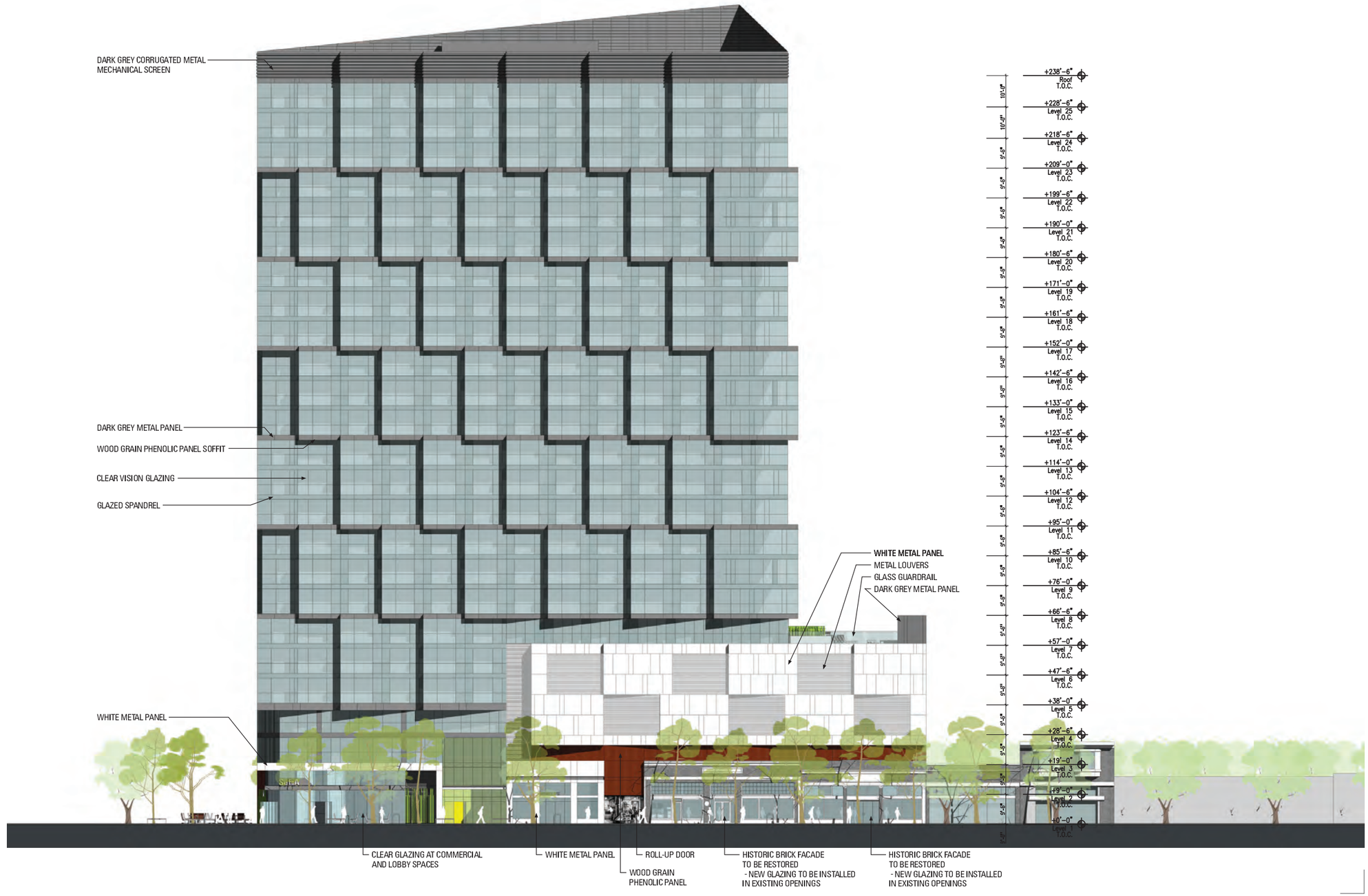
CONSTRUCTION TYPE Type 1A

FLOORS 25 Above Grade, 2 Below Grade

F.A.R.

379,190 sf	Gross SF Above Grade
21,800 sf	Site Area
17.4 Ratio	

0' 4' 8' 16' 32'

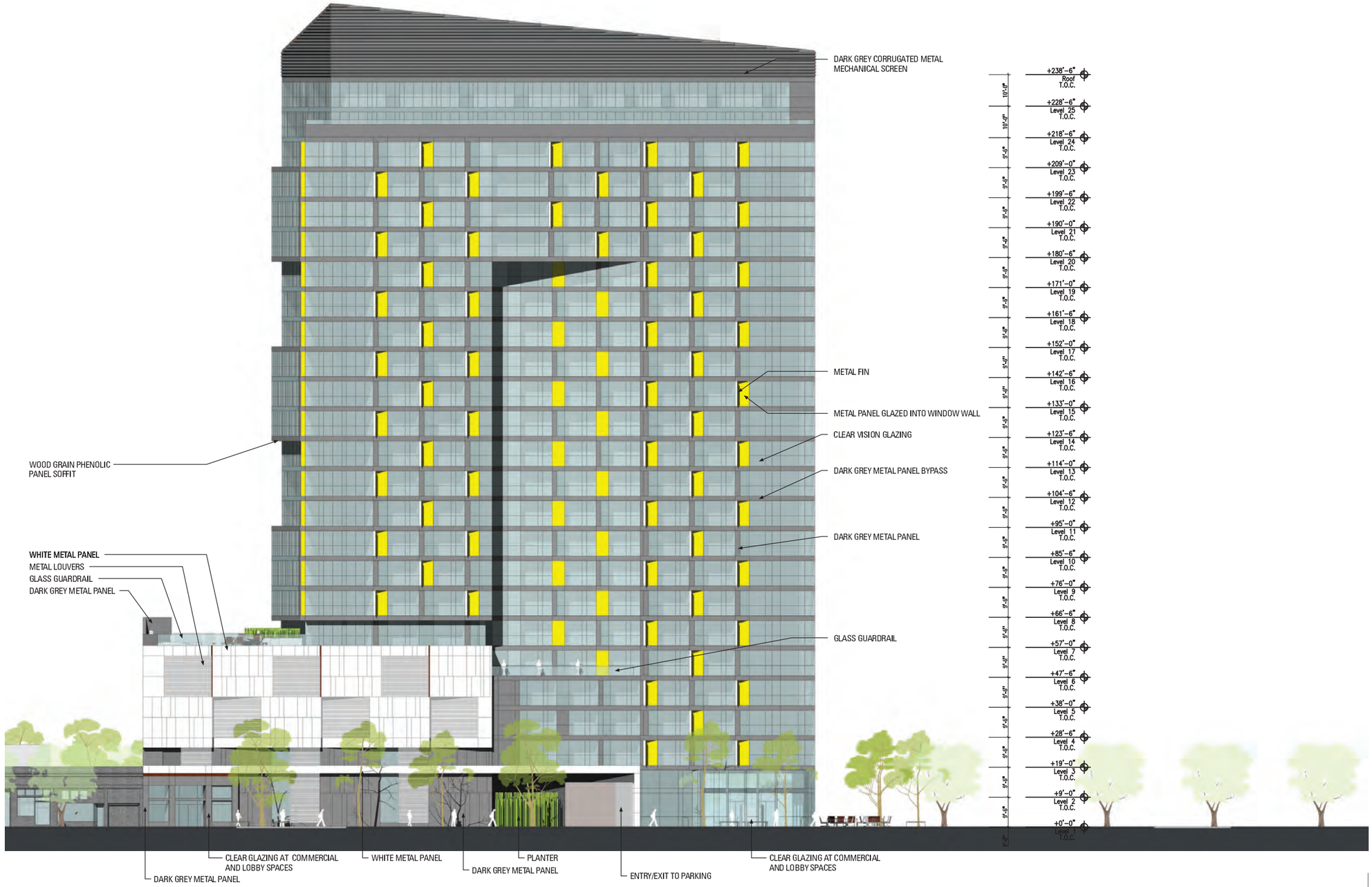


GATEWAY TOWER
SITE DEVELOPMENT PERMIT
SEPTEMBER 28, 2015

KH

ELEVATION - 1st STREET

A3.01



GATEWAY TOWER
SITE DEVELOPMENT PERMIT
SEPTEMBER 28, 2015

KH

ELEVATION - MARKET STREET

A3.03

HLC: 6/3/92
Agenda Item: 1.b.11

CITY OF SAN JOSÉ - MEMORANDUM

TO:	Historic Landmarks Commission	FROM:	Nancy Hemmen Historic Preservation Officer
SUBJECT:	PROPOSED LANDMARK DESIGNATION OF THE HERROLD LABORATORY (HL 92-74)	DATE:	May 27, 1992
APPROVED:		DATE:	5-27-92

BACKGROUND

The Herrold Laboratory and College of Engineering and Radio Building is located at 465-467 S. First Street. The site is zoned C-3 with a designation of Core Area Commercial on the adopted Horizon 2000 General Plan Land Use/Transportation Diagram.

ANALYSIS

Landmark Designation is proposed for the Herrold Laboratory Building only. The proposal is consistent with General Plan historic, archaeological and cultural resources goals and policies which state the preservation of historically or archaeologically significant sites, structures and districts are key considerations in the development review process. These policies also state that "the City should use the landmark designation process of the Historic Preservation Ordinance to promote the preservation of historically or architecturally significant sites and structures."

The Herrold Laboratory Building merits designation as a historic landmark based on its historical, cultural and architectural significance (see attached State Form and Historic Evaluation Form). The building qualifies for landmark status based on the following criteria of the Historic Preservation Ordinance (Municipal Code Section 13.48110).

1. Its character, interest, or value is part of the local, regional, state, or national history, heritage, or culture within the these of Communication and Transportation during the City's Horticulture Era (1870-1918).

2. Its identification with Dr. Charles Herrold who significantly contributed to the local, regional and national history by pioneering California's first radio transmission in 1894, and in 1909 established the first American commercial radio station in San Jose. Dr. Herrold also started the College of Engineering and Radio which helped mold the

development of the area toward the electronics industry. Dr. Herrold made over 50 inventions and improvements involving the use of electricity.

3. The building is significant as the only extant structure associated with Dr. Herrold.

RECOMMENDATION

Staff recommends that the Commission, after holding a public hearing on the subject proposal, recommend that the City Council approve the designation of the Herrold Laboratory Building as Historic Landmark No. 74.

Nancy Hemmen
Historic Preservation Officer

Attachment

c: Property Owner

Agenda: 4/21/92
Item:

CITY OF SAN JOSÉ - MEMORANDUM

TO:	HONORABLE MAYOR AND CITY COUNCIL	FROM:	Historic Landmarks Commission
SUBJECT:	THE HISTORIC RESOURCES SURVEY PHASE I	DATE:	April 1, 1992

APPROVED: DATE:

COUNCIL DISTRICT: City wide

RECOMMENDATION

The Historic Landmarks Commission recommends that the City Council review and accept the results of Phase I of the Historic Resources Survey, including the Historic Overview and Context, the Survey Handbook, the Survey of Unreinforced Masonry Buildings and the Summary Report.

The Historic Landmarks Commission also recommends that the City Council adopt a resolution initiating proceedings to consider the following properties as landmarks of special historic architectural, cultural, aesthetic or engineering interest or value of a historic nature. The Historic Landmarks Commission further recommends that the City Council refer these proposed nominations back to the Historic Landmarks Commission for its recommendation.

1. 27 Fountain Alley
2. 66-72 S. First Street
3. 74-86 S. First Street
4. 1641-1657 El Dorado
5. 299 Bassett Street
6. 1290 Hope Street
7. 148-150 E. Santa Clara
8. 848 The Alameda
9. 30 N. Third Street
10. 51 N. Ninth Street
11. 465 S. First Street
12. 177 W. Santa Clara
13. 255 N. First Street
14. 261-263 N. First Street
15. 56-60 S. First Street
16. 621 N. Eighth Street
17. 533 N. Ninth Street
18. 4044 S. First Street

These actions by the Council will enable the Historic Landmarks Commission to hold a public hearing on the designation of these proposed Landmarks at its next available meeting. Once the proposed nominations are referred back to the Historic Landmarks Commission for a public hearing, a report and recommendation will be forwarded to the City Council for its consideration at a public hearing to be set for June 23, 1992 at 1:30 p.m. in the City Council Chambers.

BACKGROUND

The recently completed Phase I of the Historic Resources Survey concentrated primarily on identified Unreinforced Masonry (URM) buildings. The survey consisted of four parts: "The Historic Overview and Context", the "Survey Handbook", the survey of approximately 127 properties, and a "Summary Report".

The Historic Overview and Context establishes the foundation for the survey by describing the overall historical background for resources and historic themes important to the development of San Jose. The Survey Handbook outlines the methodology to complete Phase I of the survey and subsequent future surveys. The Survey, itself, focused primarily on identified URM buildings. However, a few other properties were included by the Commission. California State Historic Resources Forms were completed for each property to describe the resource's architectural and historic significance.

The results identified twenty-six City Landmarks or Candidate City Landmarks. Eighteen of the twenty-six buildings are recommended for initiation of City Landmarks proceedings, eight are existing City Landmarks. Sixty structures were identified as Structures of Merit or Contributing Structures for inclusion on the City's Historic Resources Inventory and nine were identified for further study as part of a potential historic district. Thirty-two properties were identified as Non-Significant. The attached Summary Report includes a list of the surveyed properties and their relative ratings.

ANALYSIS

The Historic Landmarks Commission reviewed the survey results at its February and March meetings. The surveyed properties are located throughout the City, with the highest concentration located in the Downtown. The Survey results were used as the foundation for recommendations on the properties.

At its two meetings, the Commission considered the Survey's recommendations. No public testimony was received at either meeting; however, there was written correspondence regarding two properties (401-409 South First Street, 148 East Virginia Street). The requested deletion of these two properties from the Inventory was discussed; however, they were not deleted. The Commission voted (8-1-0; Garboske opposed) to include the sixty identified Structures of Merit or Contributing Structures, and the nine identified for further study on the City's Historic Resources Inventory.

Thirty-two Non-Significant Structures were deleted from the inventory by the Commission (8-0-1; Sublett absent). The Commission voted (8-0-1; Sublett absent) to recommend that the Landmark proceedings be initiated for eighteen identified Candidate City Landmarks.

COORDINATION

Preparation of this resolution has been coordinated with the City Attorney's Office.

CEQA: Exempt

Gary J. Schoenauer, Secretary
Historic Landmarks Commission

urmcl/4

COUNCIL AGENDA: 6/23/92
ITEM:

CITY OF SAN JOSÉ - MEMORANDUM

TO:	Honorable Mayor and City Council	FROM:	Gary J. Schoennauer, Secretary Historic Landmarks Commission
SUBJECT:	HERROLD LABORATORY BUILDING LANDMARK DESIGNATION, HL92-74	DATE:	June 4, 1992

APPROVED DATE

COUNCIL DISTRICT: 3

RECOMMENDATION

It is recommended that the City Council adopt a resolution designating the Herrold Laboratory Site and Building as City Historic Landmark No. 74.

BACKGROUND

On April 21, 1992, the City Council adopted Resolution No. 63671 initiating proceedings to designate the Herrold Laboratory Building a landmark of special historical, architectural, cultural, aesthetic or engineering interest or value of a historic nature and referred the proposal to the Historic Landmarks Commission for its consideration at a public hearing and for its report and recommendation.

The building is located at 465-467 South First Street. The site is zoned C-3, with a designation of Core Area Commercial on the adopted Horizon 2000 General Plan Land Use /Transportation Diagram.

The Commission held a public hearing on the proposal at its June 3, 1992, meeting.

Subsequent to hearing public testimony, the Commission voted 5-4 (Thomas, Layne, Antrim and Janke opposed) to recommend approval of the designation of the Herrold Laboratory Site and Building as a Historic Landmark.

ANALYSIS

The property owner, Mr. Van Brocklin, expressed opposition to the landmark designation. It is not economically feasible for him to retrofit the building therefore, he does not feel the building should be designated. The Commission has determined that the proposed landmark has special

historical, architectural cultural, aesthetic, or engineering interest or value of a historical nature and that its designation as a landmark conforms with the goals and policies of the General Plan. The recommendation of the Commission is based on the following findings:

1. Its character, interest, or value is part of the local, regional, state, or national history, heritage, or culture within the themes of Communication, and Religion and Education during the City's Horticulture Era (1870-1918).

2. Its identification with Dr. Charles Herrold who significantly contributed to the local, regional and national history by pioneering California's first radio transmission in 1894, and in 1909 established the first American commercial radio station in San Jose. Dr. Herrold also started the College of Engineering and Radio which help mold the development of the area toward the electronics industry. Dr. Herrold made over 50 inventions and improvements involving the use of electricity.

3. The building is significant as the only extant structure associated with Dr. Herrold.

ENVIRONMENTAL

CEQA: Exempt

Jim Dougherty
for Gary J. Schoenhauer, Secretary
Historic Landmarks Commission

Attachment

KK:ckh

74.memo/6

PRESERVATION ACTION COUNCIL OF SAN JOSE

Dedicated to Preserving San Jose's Architectural Heritage

November 23, 2015

Edward Saum, Chair
Historic Landmarks Commission
200 E Santa Clara Street -- 5th Floor
San Jose CA 95113

Dear Ed –

We appreciate the opportunity to comment on the Gateway Tower project that will be heard at the Commission's December 2, 2015 meeting.

Our Board has reviewed the Gateway Tower project, heard two presentations by representatives of the developer, CORE, and discussed this proposal. As a result, we are pleased to support this project.

The proposed building will retain, incorporate and preserve the four facades:

465-467 S. First Street - (Doc Herrold space - City Landmark #74)
455 S. First Street - a Structure of Merit
470-480 S. Market Street (rear part of the Doc Herrold Landmark building)
460 S. Market Street (the rear of 455 S. First Street)

These will be commercial spaces and the facades will be rehabilitated following the Secretary of the Interior's Standards for repair and rehabilitation. The area where Doc Herrold had his school and store will be dedicated space for a professionally curated exhibit area. The exhibits will bring more awareness about Doc Herrold, the innovations of early electronics, and the history and culture of San Jose. History San Jose has been contracted to produce the educational exhibit materials.

Preserving important elements of the Doc Herrold building and providing an educational opportunity to visitors to learn more about his work is an important element of this project. We hope this will set a precedent for future developments and will encourage new development to continue this effort to preserve our history.

Thank you for the opportunity to comment on the Gateway Tower project.

Sincerely,

Brian K. Grayson
Executive Director