

From: [Hill, Shannon](#)
To: [Downtown West Project](#)
Subject: FW: Survey letter for your review and signature
Date: Sunday, October 18, 2020 9:20:15 PM
Attachments: [2019-08-19 SJWC Soft Demolition Analysis Memo.pdf](#)

From: Sarah Hahn <S.Hahn@ARGSF.com>
Sent: Wednesday, October 2, 2019 7:59 AM
To: Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>
Subject: RE: Survey letter for your review and signature

Hi Juliet,

Thanks for the resolution. I've attached what we have for the building. I checked and don't see it on the list of registered properties, so I don't think it was ever formally listed on the NR.

Sarah Hahn, Senior Associate

Architectural Historian & Preservation Planner

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From: Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>
Sent: Tuesday, October 01, 2019 1:24 PM
To: Sarah Hahn <S.Hahn@ARGSF.com>
Subject: RE: Survey letter for your review and signature

Hello

Attached is the Resolution designating the San Jose Water Works building in 1991. I have not been able to locate the files for our approximate 250 City Landmarks, but I'm continuously looks for them.

Is this on the National Register? Our HRI states it is eligible.

Can you check to see if it is on the National Register officially, I don't have any record of it.

Thanks Juliet Arroyo

From: Sarah Hahn <S.Hahn@ARGSF.com>

Sent: Tuesday, October 1, 2019 11:51 AM
To: Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>
Subject: RE: Survey letter for your review and signature

Hi Juliet,

Thanks for sending the HRI classification sheets and we look forward to receiving the cross reference chart today as well. We are also interested in getting a copy of the NR Nomination draft for the San Jose Water Company Building located at 374 West Santa Clara Street. We have a recent memo that references this, so we are hoping you have a copy that you can send us.

Thanks,

Sarah

Sarah Hahn, Senior Associate
Architectural Historian & Preservation Planner

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From: Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>
Sent: Tuesday, October 01, 2019 10:59 AM
To: Sarah Hahn <S.Hahn@ARGSF.com>
Subject: RE: Survey letter for your review and signature

Hello Sarah

I am continuing to go through what I have for properties in the Project Area. I do know that 150 S Montgomery (Harold Hellwig Ironworks) has a high level of significance and needs to be a part of the project preservation plan, we some reconnaissance survey of portions of the area last year. Also the house at 160 N. Montgomery was recently evaluated and found to be a CEQA historic resource. I will send you the old DPR forms I have for all of Montgomery St since it seems to be the spine of the Project Area. Also if you have an address list (street number range) I can keep looking for old DPR forms or any evaluations done.

I will send you the cross reference chart today, With Status Codes versus our HRI classifications. Again, any local evaluation done using the numerical rating system is invalid for determining the classification of resources.

Attached is the definition of the 16 HRI classifications.

I am still looking for the two reports you mention. I believe these are the VTA Bart Phase II reports. I may have a copy on a CD, I will keep looking, but if you can't wait, you can contact VTA and they can get you a copy.

Yes, this would be great to cross check what you find versus what I find.

Thanks Juliet

Juliet M. Arroyo
Historic Preservation Officer
City of San Jose
408-535-7847

From: Sarah Hahn <S.Hahn@ARGSF.com>
Sent: Tuesday, October 1, 2019 8:14 AM
To: Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>
Cc: Keyon, David <david.keyon@sanjoseca.gov>
Subject: RE: Survey letter for your review and signature

Hi Juliet,

We are working on survey and evaluation for the project area, and it would be great to have your CEQA equivalency table this week, if possible, to use for our evaluation. We are also still looking for two reports that I emailed you about previously. Both are Historical Resources Evaluation Reports associated with the Silicon Valley Rapid Transit Corridor EIS; one was completed in 2003 and the second one was completed in 2008. They both included the evaluation of properties within the survey area.

- JRP Historical Consulting. "Draft Technical Memorandum: Historical Resources Evaluation Report for Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives." Prepared for Santa Clara Valley Transportation Authority. January 2003.
- JRP Historical Consulting. "Technical Memorandum: Historical Resources Inventory and Evaluation Report for Silicon Valley Rapid Transit Corridor EIS." June 2008.

We have the CHRIS record search results and have found many more previous evaluations for properties within the project area in our due diligence research (most everything in the area has been previously evaluated at least once). We don't need you to look at any state lists for existing information at this point, but if you could send the CEQA chart and locate the two reports above it would be very helpful. Part of the Lakehouse District is within the 200' buffer zone, but the Little

Italy District is separated from the project area by the 200' buffer and one city block, so we haven't included it in our study area. Feel free to call or email with any questions and thanks for your help.

Sarah

Sarah Hahn, Senior Associate

Architectural Historian & Preservation Planner

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From: Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>

Sent: Monday, September 16, 2019 7:51 PM

To: Sarah Hahn <S.Hahn@ARGSF.com>; Keyon, David <david.keyon@sanjoseca.gov>

Subject: RE: Survey letter for your review and signature

Hello Sarah

This map is very helpful. I will focus on the parcels in the project area, some are known historic. I will try to get those to you tomorrow so you can focus in the field. I will look for these two reports you mention. Also you should include the boundary of the designated Lakehouse City Landmark District and the designated Little Italy City Landmark District. These are either in your study area or immediately adjacent. See attached.

Did you do the records search at the Data Center, to see if any listing are included? I can follow up on any the State lists, and looks to see if we have anything.

I think there is another eligible district previously identified, I will look for that one.

Thanks Juliet

Juliet M. Arroyo
Historic Preservation Officer
City of San Jose
408-535-7847

From: Sarah Hahn <S.Hahn@ARGSF.com>

Sent: Monday, September 16, 2019 3:30 PM

To: Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>; Keyon, David <david.keyon@sanjoseca.gov>

Subject: RE: Survey letter for your review and signature

Thanks, Juliet.

In addition to the equivalency table and any property background info you have, we are also looking for copies of two reports and wonder if you might have them. Both are Historical Resources Evaluation Reports associated with the Silicon Valley Rapid Transit Corridor EIS; one was completed in 2003 and the second one was completed in 2008. They both included the evaluation of properties within the survey area.

- JRP Historical Consulting. "Draft Technical Memorandum: Historical Resources Evaluation Report for Silicon Valley Rapid Transit Corridor EIS/EIR Alternatives." Prepared for Santa Clara Valley Transportation Authority. January 2003.
- JRP Historical Consulting. "Technical Memorandum: Historical Resources Inventory and Evaluation Report for Silicon Valley Rapid Transit Corridor EIS." June 2008.

After coordinating with the environmental consultant and other team members, we have a final map that we are using for our survey work on Wednesday (see attached). Intensive level survey for the Project Area parcels, windshield survey and a review of the San Jose HRI listings for the buffer parcels. Let us know if you have any questions/comments.

Thanks,
Sarah

Sarah Hahn, Senior Associate

Architectural Historian & Preservation Planner

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From: Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>

Sent: Monday, September 16, 2019 2:34 PM

To: Sarah Hahn <S.Hahn@ARGSF.com>; Keyon, David <david.keyon@sanjoseca.gov>

Subject: RE: Survey letter for your review and signature

Hello

Here is the signed letter,

I know I need to get you the Status Code to HRI classifications table and also get you any and all information I have on properties in the Project Area.

Let me know what else you need

Thanks Juliet

Juliet M. Arroyo
Historic Preservation Officer
City of San Jose
408-535-7847

From: Sarah Hahn <S.Hahn@ARGSF.com>
Sent: Monday, September 16, 2019 1:44 PM
To: Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>; Keyon, David <david.keyon@sanjoseca.gov>
Subject: RE: Survey letter for your review and signature

Hi Juliet,

Those changes look fine to me. Do you want to include a signature?

Thanks,
Sarah

Sarah Hahn, Senior Associate
Architectural Historian & Preservation Planner

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From: Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>
Sent: Monday, September 16, 2019 1:20 PM
To: Sarah Hahn <S.Hahn@ARGSF.com>; Keyon, David <david.keyon@sanjoseca.gov>
Subject: RE: Survey letter for your review and signature

Hello

I made some changes to the letter to accurately reflect that the work is for a private applicant to be used by the City in their review but to clarify the City is not commissioning the work.

Thanks Juliet

Juliet M. Arroyo
Historic Preservation Officer
City of San Jose
408-535-7847

From: Sarah Hahn <S.Hahn@ARGSF.com>
Sent: Monday, September 16, 2019 1:06 PM
To: Arroyo, Juliet <Juliet.Arroyo@sanjoseca.gov>; Keyon, David <david.keyon@sanjoseca.gov>
Subject: RE: Survey letter for your review and signature
Importance: High

Hello,

We will be out in the field on Wednesday morning, so could you please send back a signed copy of the attached letter by noon tomorrow at the latest?

Thank you,
Sarah

Sarah Hahn, Senior Associate
Architectural Historian & Preservation Planner

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From: Sarah Hahn
Sent: Thursday, September 12, 2019 9:12 AM
To: 'Arroyo, Juliet' <Juliet.Arroyo@sanjoseca.gov>; 'Keyon, David' <david.keyon@sanjoseca.gov>
Subject: Survey letter for your review and signature

Hello,

Please review/edit, sign, and return to us for use in the field next week.

Thank you for your help,
Sarah

Sarah Hahn, Senior Associate

Architectural Historian & Preservation Planner

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MEMORANDUM

DATE	August 19, 2019	PROJECT NO.	18129
TO	Juliet M. Arroyo Principal Planner (Historic Preservation Officer)	PROJECT	San Jose Water Company Building
OF	Planning, Building, and Code Enforcement City of San Jose	FROM	Ruth Todd, Principal Maggie Smith, Cultural Resources Planner
CC	Bhavesh Parikh at Google, LLC Steven Aiello at Page & Turnbull	VIA	Email

REGARDING: **INTERIOR SOFT DEMOLITION ANALYSIS**

INTRODUCTION & PURPOSE

Page & Turnbull has prepared the following memorandum to assist with the City of San Jose's review of the interior soft demolition permit application, which is the first phase of the rehabilitation project of the former San Jose Water Company Building located at 374 West Santa Clara Street in downtown San Jose. The San Jose Water Company Building (historically the San Jose Water Works Building) was determined eligible for the National Register of Historic Places (National Register) in 1990, and consequently determined eligible for the California Register of Historical Resources (California Register). In 1991, it was also listed as a City Landmark in the City of San Jose Historic Resources Inventory (file HL91-57). The core of the two-story, reinforced-concrete office building was designed by the architecture firm Binder & Curtis in two campaigns between 1934 and 1940, and is rendered with distinct Spanish Colonial Revival and Art Deco influences. For improved understanding of the historic resource, this memorandum first provides the San Jose Water Company Building's statement of significance, character-defining features, Significance Diagrams, and Tables of Significant Features. The memorandum then describes the interior soft demolition and briefly analyzes the project's compliance with the Secretary of the Interior's Standards for Rehabilitation.

METHODOLOGY

To best understand the historic building, Page & Turnbull staff first reviewed existing documentation, including a Historic Evaluation Report for the proposed Delmas Avenue Project dated 2003, a National Register of Historic Places Registration Form written in 1989, and historic drawings of the subject building. Staff then conducted additional research at local repositories, including the History San Jose Research Library and the San Jose Public Library, and recovered reports from various historic resource survey efforts, several historic photographs, and documents describing the history of the San Jose Water Company. Then, staff conducted a site visit to confirm existing conditions and to identify character-defining features at the subject building. After cross-referencing existing

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conditions with historic drawings and photographs of the building, Page & Turnbull staff produced Significance Diagrams of the subject building's elevations and interior to relay the property's historic integrity. These diagrams are accompanied by Tables of Significant Features that classify the historic significance of individual features throughout the building. Page & Turnbull staff then reviewed the soft demolition drawings dated August 2019 to describe and analyze the soft demolition of the interior for its impact on historic fabric.

STATEMENT OF SIGNIFICANCE

The following statement of significance is provided from the National Register of Historic Places Registration Form: San Jose Water Works Building:

The San Jose Water Works Building appears to be eligible for the National Register under criterion A, for its association with the oldest privately owned water utility in California, and under criterion C, as an excellent example of a distinctive type of office building of its period. The property embodies the theme of water utilities in the San Francisco Bay Area, of paramount importance in the urban development of the region. The San Jose water Company, established in 1866 to provide water to San Jose and neighboring communities, remains in business under private ownership--highly unusual for a water utility. The impoundment and distribution system, initially developed between the 1870s and the 1890s, represents an ambitious and highly successful undertaking. The site of the San Jose Water Works Building has been occupied by a well field and pumping station since ca. 1880, and the company's offices have been located there since 1888. The present office building, built in two stages in 1934 and 1940, represents a melding of the Moderne, Spanish colonial Revival and vestigial classicism in a distinctive manner that is characteristic of the period and region. Its exterior retains a high degree of integrity. The architect, Ernest N. Curtis of the firm of Curtis & Binder, was perhaps San Jose's leading architect between the 1920s and the 1950s. The building serves an important urban-design function as a "gateway" structure to downtown San Jose--a dignified monument at the principal west entrance to the city proper. Finally, the significant date of 1940 will be 50 years in the past within several months of this writing.¹

Page & Turnbull staff consider the period of significance to be 1888 to 1940, to incorporate the noteworthy 1940 addition. For the purposes of this memorandum, the term "original" describes elements or features that date to the San Jose Water Company Building's initial year of construction. The term "historic," on the other hand, describes elements or features that date to the building's 1888 to 1940 period of significance. A feature or element may be considered historic even if it is not original to the building.

CHARACTER-DEFINING FEATURES

For a property to be eligible for national or state designation under criteria related to type, period, or method of construction, the essential physical features (or character-defining features) that enable the property to convey its historic identity must be evident. These distinctive character-defining

¹ Woodruff C. Minor, "San Jose Water Works Building," National Register of Historic Places Registration Form, Basin Research Associates, San Leandro, CA, September 13, 1989, Section 8, Page 1.

features are the physical traits that commonly recur in property types and/or architectural styles. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction, and these features must also retain a sufficient degree of integrity. Characteristics can be expressed in terms such as form, proportion, structure, plan, style, or materials.

The character-defining features of the San Jose Water Company Building include:

Exterior:

- Massing of two wings with connecting core
- Mostly symmetrical facades and fenestration
- Terra-cotta tile hipped roof
- Stucco clad, reinforced concrete walls
- Fluted pilasters
- Full entablature with cast stone medallions in the frieze
- Cast stone bands and medallions between fenestration of first and second levels
- Steel-sash windows, some with ornamental cast-iron panels and wrought-iron grilles
- Glazed wood-framed entry doors
- Cast stone ship's bow pediment over north entry door
- Location adjacent to the Guadalupe River

Interior:

- First Floor:
 - North vestibule, with terrazzo floor, tray ceiling, and glazed wood-framed doors to central office
 - Central open office space
 - Perimeter offices around central office space, particularly along the interior of the north façade
 - Exposed structural columns
 - Front and rear stairwells
- Second Floor:
 - Wood and glass partition systems
 - Exposed structural columns
 - Skylight

Transformer House (a contributing feature that is not part of the soft demolition permit)

SIGNIFICANCE DIAGRAMS & TABLES OF SIGNIFICANT FEATURES

The Significance Diagrams and Tables of Significant Features for the San Jose Water Company Building classify the building's spaces and features in three categories: Primary Significance (historic), Secondary Significance (historic), and Not Significant (not historic). These categories are based upon nationally accepted standards for evaluation and have been tailored to the subject building's period of significance of 1888 to 1940.

Primary Significance

Definition: All features, spaces, and materials listed as character-defining earlier in this memorandum and that date to the period of significance. They are characterized by a high degree of architectural significance and a high degree of historic integrity. They are the most historically significant components of the building.

Preliminary Guideline: All exterior and interior features and materials of Primary Significance should be retained and preserved or restored, whenever possible. Deteriorated materials shall be repaired rather than replaced. Where replacement is necessary due to extensive material deterioration or failure, replacement materials shall match the historic materials and forms.

Areas of Primary Significance consist of the most prominent exterior finishes and features, as well as the most historically important public interior spaces in the building. The roof and exterior façades retain the majority of their historic fabric and appearance and are classified as Primary Significance, except where alterations have occurred. The configuration of interior walls has largely remained unchanged and is classified as Primary Significance. Several interior spaces and elements, including the entrance vestibule, first floor open office space, staircases, and circulation also have Primary Significance, except where alterations have occurred. This categorization is due to the features' high level of historic importance, historic finishes, and integrity. Features, spaces, and materials of Primary Significance are indicated in orange in the Significance Diagrams.

Secondary Significance

Definition: Features or spaces that date to the period of significance and cumulatively contribute to the overall historic character of the building. These features or spaces are characterized by a lesser degree of architectural significance or integrity yet are still considered historic.

Preliminary Guideline: It is recommended that a majority of elements of Secondary Significance be retained wherever possible. Where required, replacements, alterations, or additions shall be designed to be compatible with and differentiated from the existing elements. Interior spaces of Secondary Significance, such as perimeter offices, possess a lesser degree of architectural significance and/or integrity, yet retain importance in association with the building's historic use. Features, spaces, and materials of Secondary Significance are indicated in yellow in the Significance Diagrams.

Not Significant

Description: Features that were constructed after the period of significance, do not contribute to the property's significance, have been altered, added, or demolished, or do not contribute to the overall historic character of the building. These features are not considered historic.

Preliminary Guideline: Not Significant elements do not contribute to the overall historic character of the building. At the San Jose Water Company Building, these non-historic spaces include but are not limited to: altered offices around the central first floor room, the rooms that comprise the former loggia on the first floor's southwest corner, a second floor passage with removed subdividing walls, a

modernized second floor conference room, a built-out kitchen in the second floor atrium, and restrooms throughout the building. Features, spaces, and materials that are Not Significant are indicated in blue in the Significance Diagrams.

INTERIOR SOFT DEMOLITION DESCRIPTION

The soft demolition of the interior is a component of the larger rehabilitation of the San Jose Water Company Building, which is currently in the early phases of design. The interior soft demolition will mostly remove walls, materials, and finishes to accommodate pre-construction observations to inform the design process and to abate hazardous materials. The majority of historic features and spaces will be retained and/or salvaged.

Throughout the building, non-historic flooring will be removed to the concrete slab; the main entry's historic terrazzo floor will be protected and preserved in place. The dropped ceilings and applied ceiling tiles will be removed to the concrete structure; the historic plaster ceiling will be protected and preserved in place. Historic materials to remain will mostly be protected and preserved in place. In a few instances, historic wainscoting, baseboards, trim, and doors on historic walls to remain will be salvaged and reinstalled in the original location. Historic wainscoting, baseboards, trim, and doors (panel, casing, jambs, and hinges) of the removed historic walls will be carefully salvaged for potential reuse in historically appropriate locations.

In the basement, only non-historic storage room partition walls and doors will be demolished. On the first floor, non-historic partition walls, doors, built-in furniture, light fixtures, and bathrooms will be demolished. Several historic partition walls that form offices (along the interior of the east façade), storage rooms, and bathrooms will be demolished, though the majority of the historic partition walls throughout the first floor will be retained. On the second floor, non-historic partition walls, doors, built-in furniture, light fixtures, kitchen, and bathrooms will be demolished. Portions of historic partition walls that form offices (along the interior of the north, east, and west façades), storage rooms, and bathrooms will be demolished, though over half of the historic partition walls throughout the second floor will be retained.

As shown in the following table, the soft demolition of the interior would retain a majority of the San Jose Water Company Building's interior character-defining features in whole. On the first floor, the portion of the perimeter offices around the central office space will be retained along the interior of the north façade, although the partition walls that form offices along the interior of the east façade will be demolished. On the second floor, all of the wood and glass partition systems will be retained, although one of them will be removed and salvaged for potential reuse.

Interior Character-Defining Features		Retained	Partially Retained	Not Retained
1 st Floor	North vestibule, with terrazzo floor, tray ceiling, and glazed wood-framed doors to central office	X		
	Central open office space	X		
	Perimeter offices around central office space, particularly along the interior of the north façade		X	
	Exposed structural columns	X		
	Front and rear stairwells	X		
2 nd Floor	Wood and glass partition systems	X		
	Exposed structural columns	X		
	Skylight	X		

BRIEF ANALYSIS

The following discussion considers the interior soft demolition’s potential effects on the San Jose Water Company Building and provides a brief analysis on whether the project appears to adhere to the Secretary of the Interior’s Standards for the Treatment of Historic Properties, specifically the relevant Standards for Rehabilitation (Standards).

The Standards for Rehabilitation, the most applicable treatment for the proposed project, are:

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.
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.
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.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be 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.
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.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.²

The following analysis is provided regarding the interior soft demolition's adherence to the applicable Standards. As a brief analysis, the following discussion does not include a Standard-by-Standard analysis, as would be provided in a Proposed Project Impact Analysis. It excludes discussion of Standards 1, 3, 6, 7, and 8, which are less relevant to the soft demolition phase of the rehabilitation project. The proposed interior soft demolition phase of the project does not involve new construction or repair and replacement. Rather, the following analysis is grouped thematically in terms of treatment of historic character and treatment of historic materials and features.

Historic character (Standards 2, 9, and 10): The interior soft demolition will retain and preserve the historic character of the San Jose Water Company Building. The exterior of the building will not be touched as a part of this phase of work and the interior will still maintain a majority of its features, materials, and spaces of Primary and Secondary Significance. Most demolition work will occur in spaces that are Not Significant and remove features and materials that are Not Significant, thus enhancing/revealing more of the building's true historic character. Special attention has been paid to protect and preserve the main entry to ensure the area with the highest concentration of historic fabric is maintained. The building will retain all seven aspects of integrity (location, setting, design, materials, workmanship, feeling, and association), and therefore will continue to convey its historic significance.

Removal of historic materials and features (Standards 2, 4, 5, and 9): The interior soft demolition will mostly remove non-historic materials and features that are labeled Not Significant; a majority of the features, materials, and spaces of Primary and Secondary Significance will be retained and preserved. Although partition walls of Primary and Secondary Significance will be removed, this will by no means impact the building's historic significance. Nearly all of the interior character-defining features of the building will be preserved. On the first floor, the perimeter offices around the central office space will be partially retained; the spartan partition walls that form offices along the interior of the east façade will be demolished, but the offices along the interior of the north façade will be retained, along with the decorative details that exist along their walls. On the second floor, all of the wood and glass partition systems will be retained, although one of them will be removed and salvaged for potential reuse.

² National Park Service, U.S. Department of the Interior, "Technical Preservation Services: Rehabilitation as a Treatment," accessed April 25, 2018, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>.

FINDINGS

The scope of work as outlined in the interior soft demolition permit application has been reviewed by consultants that meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History. The interior soft demolition permit application has been determined to meet the Secretary of the Interior's Standards for Rehabilitation. The scope of work will have no impact on the ability of the San Jose Water Company Building to convey its historic significance.