

**From:** [Peak, Dana](#)  
**To:** [Downtown West Project](#)  
**Subject:** Fw: Requested Information  
**Date:** Tuesday, May 25, 2021 3:07:18 PM

---

**Dana Peak Edwards**

Acting Historic Preservation Officer | Planning Division | City of San Jose  
200 E. Santa Clara Street, 3<sup>rd</sup> floor  
(408) 896-7943 Mobile  
<http://www.sanjoseca.gov/planning>

---

**From:** Peak, Dana <Dana.Peak@sanjoseca.gov>  
**Sent:** Wednesday, December 2, 2020 12:48 PM  
**To:** Manford, Robert <Robert.Manford@sanjoseca.gov>  
**Subject:** Re: Requested Information

- Hellwig Ironworks (150 S Montgomery)
- Kearny Pattern (40 S Montgomery) - this is being moved 30 ft to the south and is being named as a significant impact because no Relocation Implementation Plan has been submitted and there has been no study done about the ability to move the structure. If the move is successful, the Secretary of the Interior's Standards must be followed, but don't know what will happen with this building since a significant impact is already being named.

F4/F6 are blocks flanking/sandwiching 150 S Montgomery

**Dana Peak Edwards**

Historic Preservation Review Planner | Planning Division | City of San Jose  
200 E. Santa Clara Street, 3<sup>rd</sup> floor  
<http://www.sanjoseca.gov/planning>

---

**From:** Manford, Robert <Robert.Manford@sanjoseca.gov>  
**Sent:** Wednesday, December 2, 2020 12:37 PM  
**To:** Peak, Dana <Dana.Peak@sanjoseca.gov>  
**Subject:** Re: Requested Information

Quick questions please:

What are the specific candidate landmark structures?  
What are the locations/boundaries for F4/F6 blocks?

---

**From:** Peak, Dana <Dana.Peak@sanjoseca.gov>  
**Sent:** Wednesday, December 2, 2020 12:15 PM  
**To:** Manford, Robert <Robert.Manford@sanjoseca.gov>  
**Subject:** Requested Information

## Concerns

- Non-compliance with the Secretary of the Interior's Standards for two candidate landmark structures
- inadequate and inconsistent application of adjacency standards:
  - particularly regarding buildings on site (this also applies to height)
  - there is more detail in referenced for the Lake House Historic District. This should be done for all the specific historic resources that are called out.
  - recommend the application of Downtown Design Guideline adjacent standards in areas like the podium, massing relationship, transition massing etc.
  - no historic adjacency for the F4/F6 blocks
  - only 1 standard for adjacency (architectural reference). - 9" architectural height reference - will this be effective? Recommendation to include additional standards that address color and proportion of materials and openings etc. Also potentially reducing the amount of glazing allowed as it is a preferred material and addressing the podium level further, there is only one standard RE modulation. Similar to the lowrise context, there should be skyline stepbacks. Stepback should be applied to the podium level for all areas (in and out of the project site) where new development is adjacent. There should also be a height cap for all.
  - height of additions to 150 Montgomery (Hellwig Ironworks) 40 ft or more, not limited to 1 story
  - Permanent and temporary structures within the adjacent open space are not permitted within 20 feet of the west facade of 150 South Montgomery Street. - 20 feet is minimal, this should be extended or height reduced.
- timing and extent of demolition to occur at one time, concern that the buildings will be demolished and then nothing else will happen