

142-150 EAST SANTA CLARA STREET HISTORIC TREATMENT REPORT

SAN JOSE, CALIFORNIA
[20053]

PREPARED FOR:
BAYVIEW DEVELOPMENT GROUP

December 3, 2021



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TABLE OF CONTENTS

I. INTRODUCTION.....	1
II. CONDITION ASSESSMENT	1
Summary of History and Development	1
Building Description.....	2
Alteration History	4
Status as a Historical Resource	4
Condition	6
III. TREATMENT AND RECOMMENDATIONS	13
Description of Proposed Project.....	13
Historic Preservation Objectives.....	14
Regulatory Requirements for Work.....	14
Work Recommendations and Alternatives.....	15
Cement plaster Walls and Columns	15
Cornice and Decorative Features.....	15
Fenestration	16
Storefronts, doors, and lintels.....	17
Tiles	17
Further Investigation.....	17
APPENDICES	
Appendix A: Significance Diagrams	
Appendix B: Treatment Recommendations	

I. INTRODUCTION

This Historic Treatment Report has been prepared to provide supplementary information for a City of San Jose Historic Preservation Permit application, it includes a condition assessment and treatment recommendations for the property at 142-150 East Santa Clara Street (APN 467-23-035), San Jose. Built between 1913 and 1915 and attributed to architect Frank Delos Wolfe, the subject building is a City of San Jose Landmark (No. HL92-70) and contributor to the National Register-listed Downtown Commercial Historic District. It is significant as an example of an early 20th-century commercial and residential building designed by Wolfe, and as the location of the “State Meat Market,” the first of an extensive chain of markets operated by the Chinese American family of Carl Kwong. As part of the SuZaCo Project, Bayview Development Group proposes to retain the two-story primary (northwest) and northeast facades of 142-150 East Santa Clara Street as part of a four- to six-story commercial building complex which would occupy three parcels: APNs 467-23-035, 467-23-034, and 467-23-037.

II. CONDITION ASSESSMENT

Summary of History and Development

The two-story brick masonry commercial and residential building at 142-150 East Santa Clara Street was completed ca. 1913-1915. Its design is attributed to prolific San Jose architect, Frank Delos Wolfe. Various tenants occupied the three ground-floor commercial spaces facing East Santa Clara Street in the first two decades of its operation. City directory listings and newspaper advertisements for the addresses 144, 148, and 150 East Santa Clara prior to 1920 include the editorial offices of the San Jose Post, R.R. Keck’s tire dealership, and the San Jose Oil Burner Co. Through the early 1930s, E.H. Gillett’s cigar store, the Rearick-Lee Printing Company, a barber shop, and a bakery operated by Gustav Krok. Beginning in the mid-1930s, Dick Kong’s meat shop, later the State Meat Market, became the longest term ground floor business, occupying the space nearest the intersection of East Santa Clara and South 4th streets until the mid-1980s. Smaller businesses, such as beauty shops, a bakery, laundry, and cigar and news store, continued to operate in the adjacent ground floor commercial space to the west through this time.

The second story, addressed 142 East Santa Clara Street, consisted of nine residential units, operated by 1915 as the Del Rey Apartments, by the early 1930s as the Arlington Apartments, from mid-1940s as the El Nueve Apartments, and by the mid-1970s as the Smith Apartments.

Building Description

The subject building, located at the southwest corner of the East Santa Clara and South 4th streets in San Jose, California, is a two-story commercial building with a rectangular plan and a flat roof. The main building façades facing East Santa Clara Street on the northwest and South 4th Street on the northeast have brick masonry walls coated with a painted cement plaster finish (**Figure 1 and Figure 2**). The prominent features of these façades include the molded upper cornice topped by a tall parapet with a series of recessed panels, and a string course at the second floor window sill level that divides the building into two horizontal sections. The first-floor northwest façade and part of the northeast façade is framed with cement plaster clad columns terminating at a cornice that runs the length of the storefront. The columns divide the first floor façade into three bays at the northwest facade and extend for a bay at the northeast façade. The base of the columns are clad with square dark blue and black tiles, with yellow trim that continues over the knee wall between the columns. Wood-framed storefront systems with large plate glass display windows rest on the knee wall. The three storefronts on the northwest façade have recessed entries with metal or wood coated soffits, and mosaic tiled floor. There are double wood doors at the north and middle entryway with a large single panel of glass on each leaf, and a transom window. The entryway towards the south has two single doors, one is a four paneled wood door and the other has a single panel of glass and a transom window. A continuous beam extends over the storefront openings and columns at the lintel level. There is a single door toward the north of the northeast façade with a single panel of glass and a multi-lite transom window with violet colored translucent textured glass.

Fenestration on the second floor includes four recessed bay windows on the northwest façade, five recessed bay windows on the northeast façade towards the south, and three hung windows of varying sizes at north end of the northeast façade. All the bay windows are of a one over one configuration. The end windows on the northeast facade have decorated lintels and are framed by wide pilasters that rest on the stringcourse and extend up through the cornice and parapet. Similarly on the northeast façade the two bay windows on the south and the three hung windows on the north are framed by pilasters with decorated lintels. These pilasters typically have a pendant-type applied decoration. The two center windows on the northwest façade and the three center windows on the northeast are topped by a label molding with a large keystone. The two punched openings with projecting sills on the first floor of the northeast façade have metal louvers.



Figure 1. View of primary (northwest) façade from Santa Clara Street.



Figure 2. View of northeast façade from South 4th Street.

Alteration History

Permit records on file at the City of San Jose for 142-150 East Santa Clara Street date only to 1981, when the interiors of the second-floor residential units were remodeled by owner Dan Donnelly. Seismic retrofitting of the building was undertaken in 1992, under permit 930—935.

Though the original location of the storefront entries is not documented in building permit history or historic photographs identified to date, it is apparent through review of historic photographs that the entrance to unit 150 was at one time immediately adjacent to the northeast corner of the building (**Figure 3**). By 2005, this entrance had been centered within the storefront for its commercial unit (**Figure 4**).

The northwest and northeast façades of 142-150 East Santa Clara Street were rehabilitated in 2005, funded by a City of San Jose Redevelopment Agency façade improvement grant. This project included repair to damaged masonry and cement plaster areas, repainting cement plaster cladding, rehabilitation of the leaded glass transom, replacement of storefronts with compatible wood-frame storefront systems, repair of extant second-story wood-frame windows, configuring storefront entrance curbs and slabs for pedestrian access, and installing porcelain tile entrance thresholds. Per the request of the San Jose Landmarks Commission, the partial “State Market” sign on the South 4th Street-facing, northeast façade was retained and rehabilitated. Repainting of the “State Market” sign was completed in 2006, under a separate permit.

Status as a Historical Resource

The building at 142-150 East Santa Clara Street is City of San Jose Landmark No. HL92-70, designated in 1992 for its association with San Jose’s ca. 1870-1918 commercial development, its design attributed to Frank Delos Wolfe, and its use as the State Meat Market, the first of a chain of 477 markets opened by the Chinese American family and business associates of Dick Kong.¹ Its period of significance for its architectural association is ca. 1915, and for its association with the State Meat Market is ca. 1934 – 1985. In addition, the building is a contributor to the San Jose Downtown Commercial Historic District, listed in the National Register of Historic Places (National Register) in 1983. This district, which comprises just over two blocks south of East Santa Clara Street, bounded by South 1st and South 4th Streets, is characterized by a concentration of architecturally distinctive commercial building of various styles constructed between the 1870s and 1940s.

¹ San Jose City Council Resolution No. 63845: Resolution of the Council of the City of San Jose Designating, Pursuant to Chapter 13.48 of Title 13, The State Meat Market as a Landmark of Special Historical, Architectural, Cultural, Aesthetic or Engineering Interest or Value of a Historic Nature. Recorded in Book M272, Page 699-701, June 23, 1992. Page 3.



Figure 3. Detail from ca. 1980 photograph of subject building with entrance at corner of storefront nearest South 4th Street. Source: National Register documentation for the Downtown Commercial Historic District.



Figure 4. Detail from undated pre-2005 photograph of subject building with entrance centered in northeast storefront. Source: M. Sandoval Architects, Inc.

The majority of the subject building's character-defining features are associated with its architectural style and period of significance, and include the following **(Appendix A)**:

- Two-story, rectangular massing with flat roof
- Brick masonry construction
- Prominent molded cornice and tall parapet with a series of recessed panels
- Second-story fenestration pattern on primary façade, consisting of four, evenly-spaced second floor recessed slanted bay windows with decorated lintels and pendant decoration at end windows, and label molding and large keystones at center windows,
- Second-story fenestration pattern on northeast façade, consisting of two slanted bay windows with decorative lintels at the southeast end, three slanted bay windows with label molding and large keystones at the center of the second story, and two window bays with decorative lintels at the northwest end
- Original double-hung wood windows with ogee lugs at two bays
- Wide second-story pilasters resting on continuous sill, extending through cornice and parapet, present on both primary (northwest) and southeast façade
- Configuration of three ground-floor storefronts with recessed entries and large plate-glass display windows (current materials are not character-defining)
- Continuous transom over three ground floor storefronts at the primary (northwest) façade and a portion of the northeast façade, composed of small square corrugated, solarized glass lites (includes replacement materials from 2005 rehabilitation)
- Square pilasters with simple capitals between ground floor storefront bays
- Glazed tile bulkhead (includes replacement materials from 2005 rehabilitation)

One extant character-defining feature, the remnant of a portion of the painted "State Market" sign at northeast side of southeast façade, is associated with the building's operation as the State Meat Market.

Condition

The following section provides a description of the conditions observed at 142-150 East Santa Clara Street. The building was surveyed by Page & Turnbull on April 01, 2021. Weather was mild and mostly sunny in the morning, turning warmer and sunnier in the afternoon. Visual survey of the exterior was conducted from ground using a digital camera. The building is in fair condition with minor deterioration that needs to be addressed. Our observations from the visual survey are summarized below. The attached Treatment Recommendation Drawings indicate the locations and extent of the conditions summarized below **(Appendix B)**.

Cement plaster Walls and Columns

The coated cement plaster finish on the brick masonry walls and columns is in fair condition. There is delamination of the cement plaster at several locations below the stringcourse on the northeast façade (**Figure 5 and Figure 6**). There are bolted metal plates at regular intervals below the stringcourse at the second-floor level approximately on both the northwest and northeast façades; these plates are believed to be the outward termination of wall to floor ties. A vertical crack extends from the bolted metal plates to the wall base towards the south of the northeast façade (**Figure 7**). An embedded metal plate with a coating similar to that on the cement plaster is observed adjacent to the vertical crack (**Figure 8**). At some locations, a color difference in the coating is observed (**Figure 9**). Spalling is observed at a few locations at the wall base along the sidewalk facing South 4th Street. Remnants of a historic painted sign is observed above the spalling. (**Figure 10**).



Figure 5. Example of delaminated cement plaster.

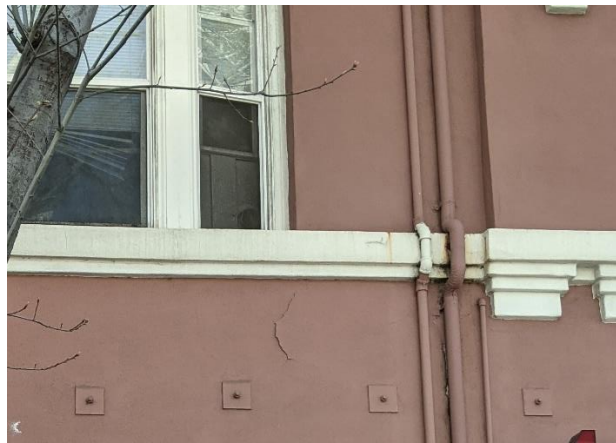


Figure 6. Example of delaminated cement plaster.

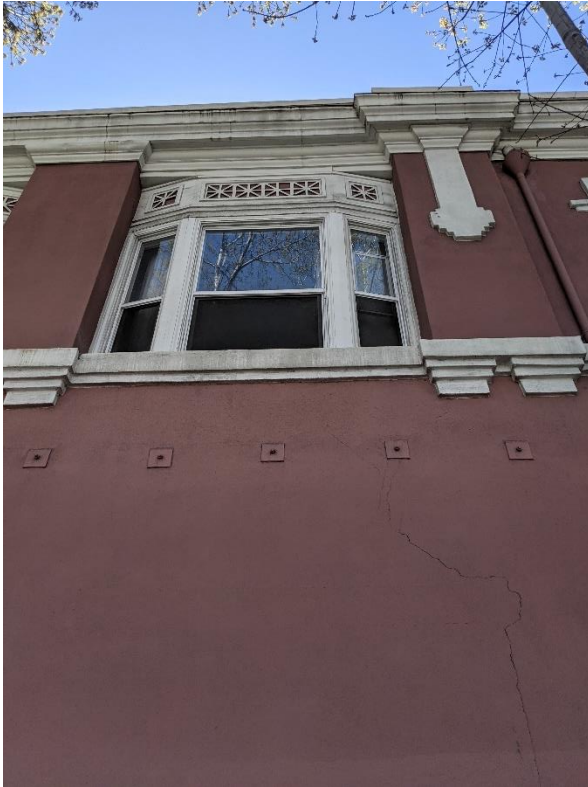


Figure 7. vertical crack at cement plaster extending from the embedded metal.



Figure 8. Vertical crack and spall at cement plaster. Coated embedded steel plate at the wall base.



Figure 9. Color variation in cement plaster coating.



Figure 10. Cement plaster Spalls at wall base with remnants of a historic painted sign above

Cornice, String Course, and Decorative Features

The upper cornice, the storefront cornice, the stringcourse, and decorative features are in fair condition. Peeling coatings are observed at a few locations (**Figure 11**). Parts of the upper cornice have some dents and there is a separation from the pilaster at some locations (**Figure 12**). Parts of the decorated lintel above the bay window is missing at one location. Typically, the seams at the cornice and stringcourse were telegraphing through the coating (**Figure 13**). Staining is observed throughout the upper cornice , and at few locations on the stringcourse and cornice above the storefront (**Figure 14**, **Figure 15**, and **Figure 16**).



Figure 11. Peeling coating at the decorated lintel.

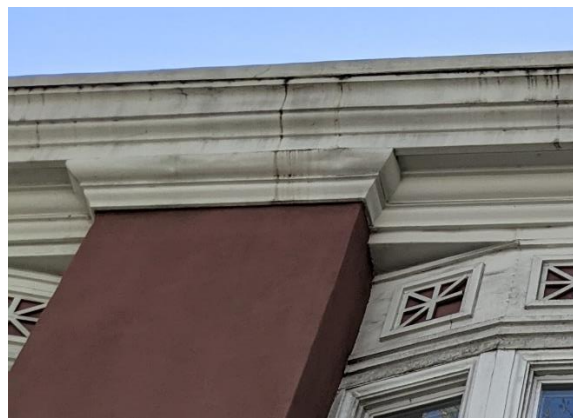


Figure 12. Damaged upper cornice and missing component at decorative lintel. The cornice is separating at the pilaster.

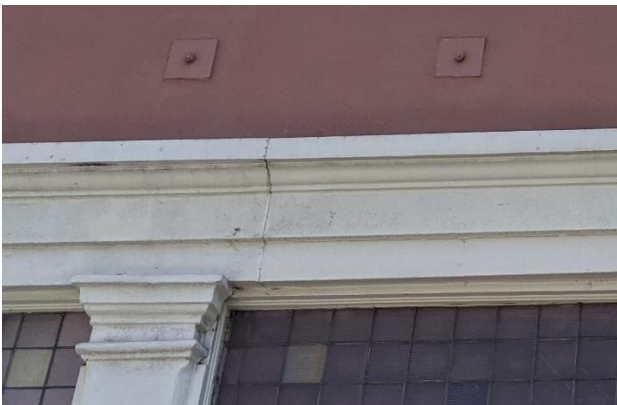


Figure 13. Seams at the store front cornice telegraphing through the coating.



Figure 14. Staining at upper cornice.



Figure 15. Staining at upper cornice.



Figure 16. Staining at stringcourse and storefront cornice.

Fenestration

The windows are in fair condition with no broken glass or deteriorated frames. Only the bay window at the south end of the northeast façade and the second bay window from the south on the northwest façade have wood frames and sashes (**Figure 17**). All other windows have vinyl frames and sashes (**Figure 18**). The window casings and trim, and the vertical posts at the bay window outer corners are all wood. The coating is aged typically on the windows with few instances of peeling paint (**Figure 19**). The paint is aged at the louver window frames, and the louvers are deteriorated (**Figure 20**).



Figure 17. Remaining wood windows with aged coating.



Figure 18. Vinyl windows with wood sill and trim.



Figure 19. Peeling paint and aged coating at wood windows.



Figure 20. Existing louver windows with aged coating on the frames and deteriorated louvers.

Storefronts and Doors

The storefront and doors are in fair condition with only the coating on the frames and lintel being aged (**Figure 21**). Typically peeling paint was observed at the sill frame of the storefront, at the outer edges of the lintel, and at the bottom rail of the door (**Figure 22, Figure 23, and Figure 24**).

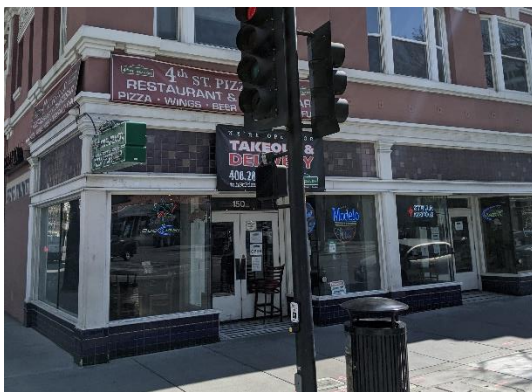


Figure 21. Overall view of the storefront.

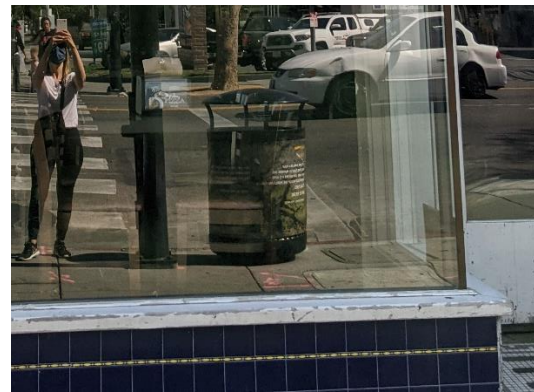


Figure 22. Peeling and aged coating at the storefront sill frames with tiled base below.



Figure 23. Deteriorated coating at the storefront lintel.



Figure 24. Aged coating at the doors.

Tiles

The tiles at the knee wall, and the entryway are mostly in fair condition. There is a missing panel of tiles adjacent to the door towards the corner of the building on the northwest façade (**Figure 25**). The corner trim is missing at the outer corner next to the middle entryway (**Figure 26**). Slip resistant strips installed at the middle entryway have worn off throughout (**Figure 27**). The small black and white floor tiles at the storefront entrances are not historic, and appear to have been installed at the time of the 2005 rehabilitation.

There are infill tiles in the leaded glass transom between the storefront lintel and the cornice, which have color variations, and some broken tiles (**Figure 28**).



Figure 25. Entire panel of missing knee wall finish tiles adjacent to the door.



Figure 26. Missing corner trim at knee wall tiles.



Figure 27. Deteriorated applied slip resistant strips at entryway mosaic tiles.



Figure 28. Broken and variable color lites in leaded glazed transom.

III. TREATMENT AND RECOMMENDATIONS

Description of Proposed Project

The SuZaCo Project proposes to demolish the majority of the existing building and to retain only the primary facades on East Santa Clara Street and South 4th Street. The Project will temporarily underpin and shore the facades prior to the construction of below grade concrete foundations and structures and will stabilize the walls with a shotcrete strengthening on the interior faces of the walls. During demolition and construction, engineered shoring will be used to support the retained facades, and will be attached to avoid damage to character-defining features. Appropriate foundation shoring and support will be implemented based on consultation with a structural and/or civil engineer. Historic windows will be protected on both sides from construction-related impact. The design and procedures for shoring, stabilization, and protection of historic fabric will be detailed in the Project's Construction Documents.

The project proposes to remove the existing painted cement plaster and to expose and rehabilitate the brick masonry walls. This document describes the recommended preservation and rehabilitation of the character defining features of these two remaining facades. Details on the structural stabilization, waterproofing, and integration into the facades are to be documented in the Project's Construction Documents, these documents will not alter the character defining features identified in this document and that there will be new storefronts inserted at the ground floor of the historic facades. The existing non-original storefronts on the Santa Clara Street façade (circa 2005) will alter the existing conditions and will replicate the detailing of the existing storefronts.

Historic Preservation Objectives

Comparing existing conditions with historic images, it appears that the second floor of the building retains all character-defining features with minimal alteration from what was likely their original appearance. Most original wood sash windows have been replaced with vinyl sashes, but replacements appear to have been incorporated into the original openings angled window bays. The first floor storefronts were replaced entirely in 2005, and are compatible with the building's historic character but do not consist of original materials. The original entry locations are not known, as the earliest available photograph of the property which clearly depicts the primary façade dates to the late 1970s.

Page & Turnbull understands that the project proposes to significantly reconfigure all interior spaces to facilitate construction of a six-story vertical addition and foundations. The southwest and southeast façades, which do not include character-defining features, would not be retained. Thus, rehabilitation would be the appropriate approach for the building as a whole. For original character defining features dating to the building's 1913-1915 period of significance, preservation may be considered as a treatment option.

Regulatory Requirements for Work

The subject property is under the governing jurisdiction of the City of San Jose, and all relevant California Building codes and local ordinances will be applicable. Since it is a City Landmark relevant historic preservation related guidelines are also applicable.

- 2019 California Building Code - CCR Title 24 Part 2
- 2019 California Residential Code - CCR Title 24 Part 2.5
- 2019 California Electrical Code - CCR Title 24 Part 3
- 2019 California Mechanical Code - CCR Title 24 Part 4
- 2019 California Plumbing Code - CCR Title 24 Part 5
- 2019 California Historical Building Code - CCR Title 24 Part 8
- 2019 California Existing Building Code - CCR Title 24 Part 10
- 2019 California Building Energy Efficiency Standards
- 2019 California Green Building Standards Code
- City of San Jose Historic Preservation Ordinance (San Jose Code of Ordinances Chapter 13.48)
- 2019 San Jose Downtown Design Guidelines and Standards
- 2003 Downtown San Jose Historic District Design Guidelines

Work Recommendations and Alternatives

Our discussion of preservation needs and recommendations for conceptual repairs related to the preservation of the character-defining façade elements and the rehabilitation of the façade are summarized below. Since access to the façade was limited we were unable to confirm the material composition of several components like the string courses and cornices. Therefore, these recommendations delineate generic repair approaches and further investigation is suggested to identify the materials and develop more compatible repair approaches.

CEMENT PLASTER WALLS AND COLUMNS

As is noted in the conditions assessment section, the cement plaster is in fair condition. The project proposes to remove the existing cement plaster so that the brick masonry walls can be rehabilitated and be exposed. If initial exploratory plaster removal indicates that the underlying brick is not in adequate condition for rehabilitation, the existing plaster system will be retained and repaired as necessary. Existing anchors, installed as part of seismic retrofit work in 1992, will become obsolete with the shotcrete strengthening. These anchors should be removed and patched with mortar to match the composition and color of the existing mortar. After the removal of the cement plaster system, the mortar joints will need to be inspected and if found to be damaged, these mortar joints should be repointed. Any missing bricks should be replaced with brick of a similar size, color, and texture. Typical repairs to rehabilitate the brick masonry and mortar include the following:

- Remove mortar samples for testing to determine composition according to *ASTM C856, Standard Practice for Petrographic Examination of Hardened Concrete*.
- Based on the test findings develop a cement plaster mix to match existing composition, finish, and appearance.
- The cement plaster beneath the painted sign should remain and the sign on the northeast facade should be preserved.
- The existing metal plates and through bolts that are part of the floor to wall connections should be removed and the remnant holes in the exposed brick masonry should be patched with mortar that is colored to match the brick color.

CORNICE AND DECORATIVE FEATURES

There is significant staining on the upper cornice, which mostly appear to be water drip marks. The telegraphing of metal seams through the coating could also be related to the excessive movement of water or deterioration of paint. Typical repairs to address these conditions include:

- Examine substrate of the cornice and decorative features for corrosion or deteriorated wood.
- Investigate source of staining and water drip marks.

- Clean and coat corroded surfaces to match existing. If any section is significantly damaged replace section of component to match existing profile
- Remove peeling paint and prepare substrate to receive fresh coat of paint that is compatible with the substrate.
- Replace in kind any missing components of the cornice or decorative features.
- Ensure all the cornice and decorative features are fastened and secured.
- As part of the larger project, there should be a metal coping that covers the entirety of the rehabilitated facades to prevent water intrusion from the top of the wall. The coping should be painted to integrate with the color scheme of the rehabilitated façade.

FENESTRATION

Windows

Since there are two examples of historic windows remaining the vinyl windows should be replaced with windows matching the existing wood windows in material and profile. Typical repairs to address these conditions include:

- Replace all vinyl windows with painted wood window inserts to match extant wood windows and wood profiles.
- New glazing at the replicated wood windows may be energy efficient double glazing if it can be accommodated within the existing window trim and frame with minimal modification. The selected glazing should be transparent and not reflective.
- Replace deteriorated wood components in kind, retain and rehabilitate historic trims where in good condition.
- Remove and replace perimeter sealants with new paintable sealants.
- Clean, prepare, and apply new coating on all wood components of window to match existing colour and finish.
- Remove all louvers and infill with new material finished with painted cement plaster. Remove masonry wall and cement plaster for new openings at the northeast façade. Integrate opening waterproofing with existing cement plaster. Patch, repair, and coat cement plaster to match existing.

Glazed Transoms

- Rehabilitate the glazed transom assemblies using glass of a similar appearance and texture to replace broken or missing lites. Where needed to provide improved acoustical or thermal performance, provide secondary glazed assemblies behind the transoms.

STOREFRONTS, DOORS, AND LINTELS

Storefront systems are non-historic elements that were installed as part of the 2005 era renovations. Typical repairs would include:

- Replacement storefront assemblies will be designed to be of a similar design vocabulary and will incorporate similar materials including large, glazed assemblies, painted wood trim, tile base elements, and painted wood door assemblies.
- The new glazing at windows and doors will be dual glazed safety glass to meet current code requirements.
- Clean, prepare, and apply new coating on all wood components of storefronts and doors.

TILES

Typical repairs to address these conditions include:

- Replace any missing or decolored tile.
- Clean mosaic tile at entryway and install new slip resistive strips.

Further Investigation

Based on our initial observations, we recommended the following additional investigation and research be performed

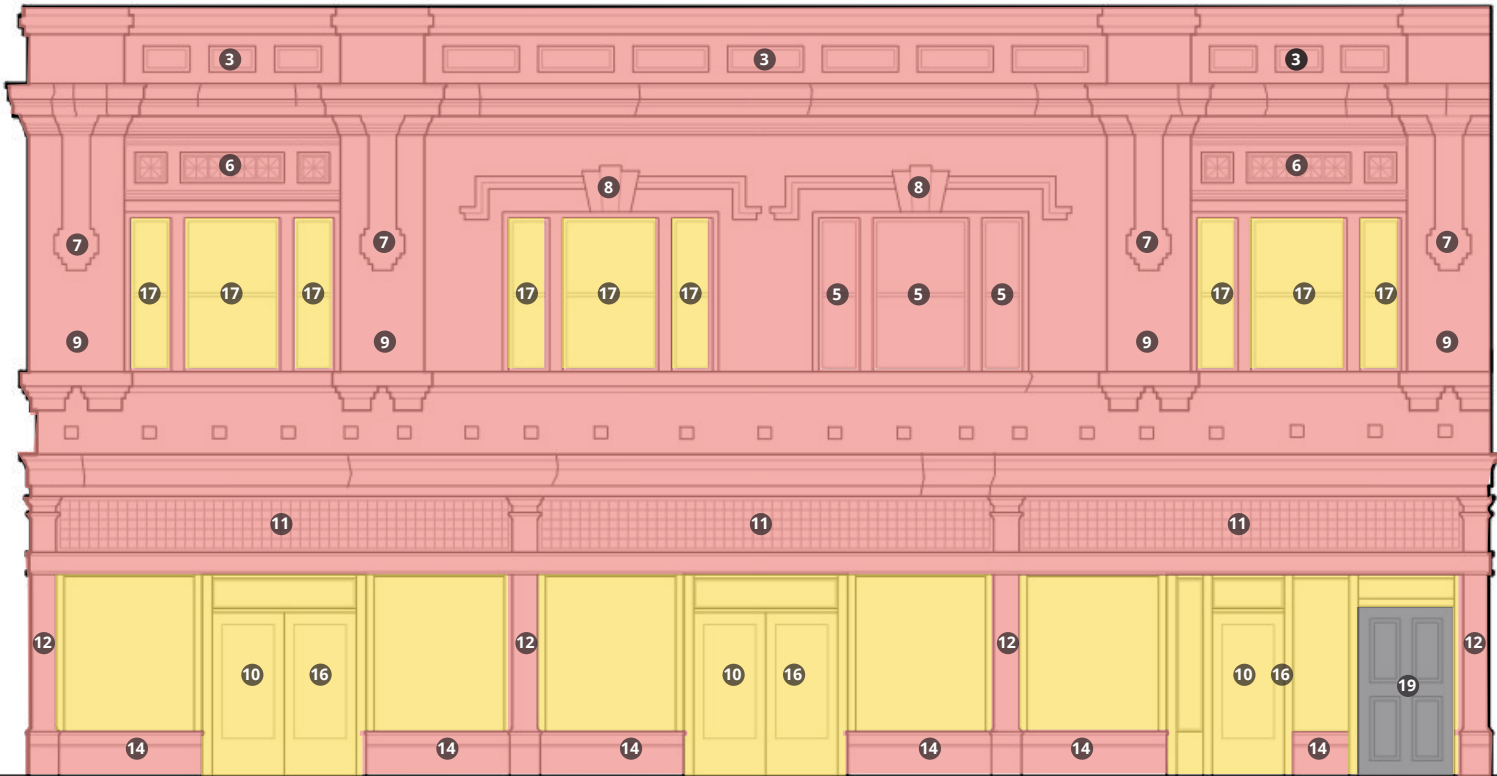
- City to provide available additional documentation related to the 2005 rehabilitation project prior to commencement of any field investigation. This includes existing and proposed building plans submitted to the City of San Jose, in addition to photographs in the collection of the City of San Jose and M. Sandoval Architects, Inc.
- Arrange suitable access to investigate the material and conditions at the parapet, upper cornice, the storefront cornice, the string course, and the continuous lintel above the store front.
- Evaluate the feasibility of removing the cement plaster from the exterior and assess the condition of the brick and mortar that is to be exposed prior to proceeding with wholesale removal of the system.
- Investigation openings may be requested prior to field investigation to determine condition of underlying components or material.

APPENDIX A

SIGNIFICANCE DIAGRAMS

CATEGORIES OF SIGNIFICANCE

- PRIMARY SIGNIFICANCE
- SECONDARY SIGNIFICANCE
- CONTRIBUTING
- NON-CONTRIBUTING



Primary Significance

- 1 Two-story, rectangular massing with flat roof
- 2 Brick masonry construction
- 3 Molded cornice and parapet with a series of recessed panels
- 4 Second-story fenestration pattern on primary façade, consisting of four, evenly-spaced second floor recessed slanted bay windows
- 5 Original wood windows where present
- 6 Decorated lintels
- 7 Pendant decoration
- 8 Label molding and large keystones
- 9 Wide second-story pilasters resting on continuous sill, extending through cornice and parapet

- 10 Configuration of ground-floor storefronts with recessed entries and large plate-glass display windows (current materials are not character-defining)
- 11 Continuous transom composed of small square corrugated, solarized glass lites (includes replacement materials from 2005 rehabilitation).
- 12 Square pilasters with simple capitals between ground floor storefront bays
- 13 Partial remnant of “State Market” painted sign at northeast side of southeast façade.
- 14 Glazed tile bulkhead (includes replacement materials from 2005 rehabilitation)

Secondary Significance

- 15 Remaining punched openings at first story of northeast facade

Contributing

- 16 Current storefront system materials, including display windows, doors, and transoms
- 17 Current double-hung replacement wood and vinyl windows
- 18 Configuration of south portion of northeast facade surrounding remaining punched openings (one door has been removed, one window has been converted to a door)

Non-Contributing

- 19 Entry door to second story on northwest facade (door style and materials not original and not compatible)
- 20 Entry door on northeast facade (door location non-original)

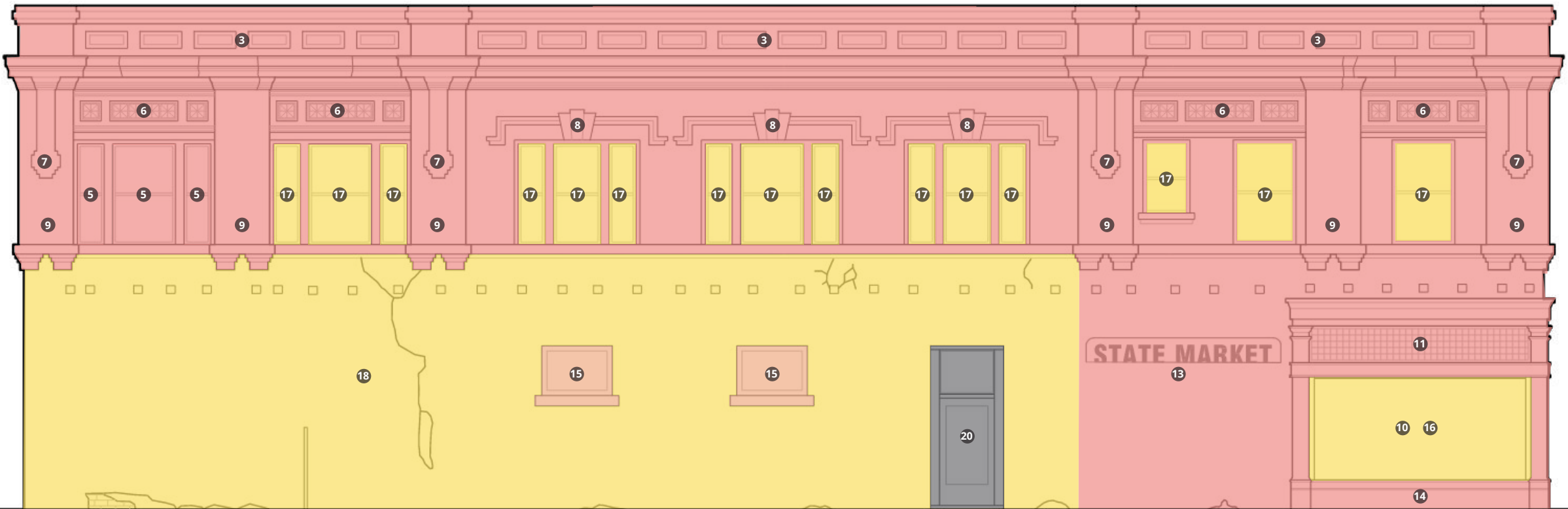
Significance Diagram: Northwest Facade

142-150 EAST SANTA CLARA STREET, SAN JOSE

05/21/2021

CATEGORIES OF SIGNIFICANCE

- PRIMARY SIGNIFICANCE
- SECONDARY SIGNIFICANCE
- CONTRIBUTING
- NON-CONTRIBUTING



Primary Significance

- 1 Two-story, rectangular massing with flat roof
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Secondary Significance

- 15 Remaining punched openings at first story of northeast facade

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- 16 Current storefront system materials, including display windows, doors, and transoms
- 17 Current double-hung replacement wood and vinyl windows
- 18 Configuration of south portion of northeast facade surrounding remaining punched openings (one door has been removed, one window has been converted to a door)

Non-Contributing

- 19 Entry door to second story on northwest facade (door style and materials not original and not compatible)
- 20 Entry door on northeast facade (door location non-original)

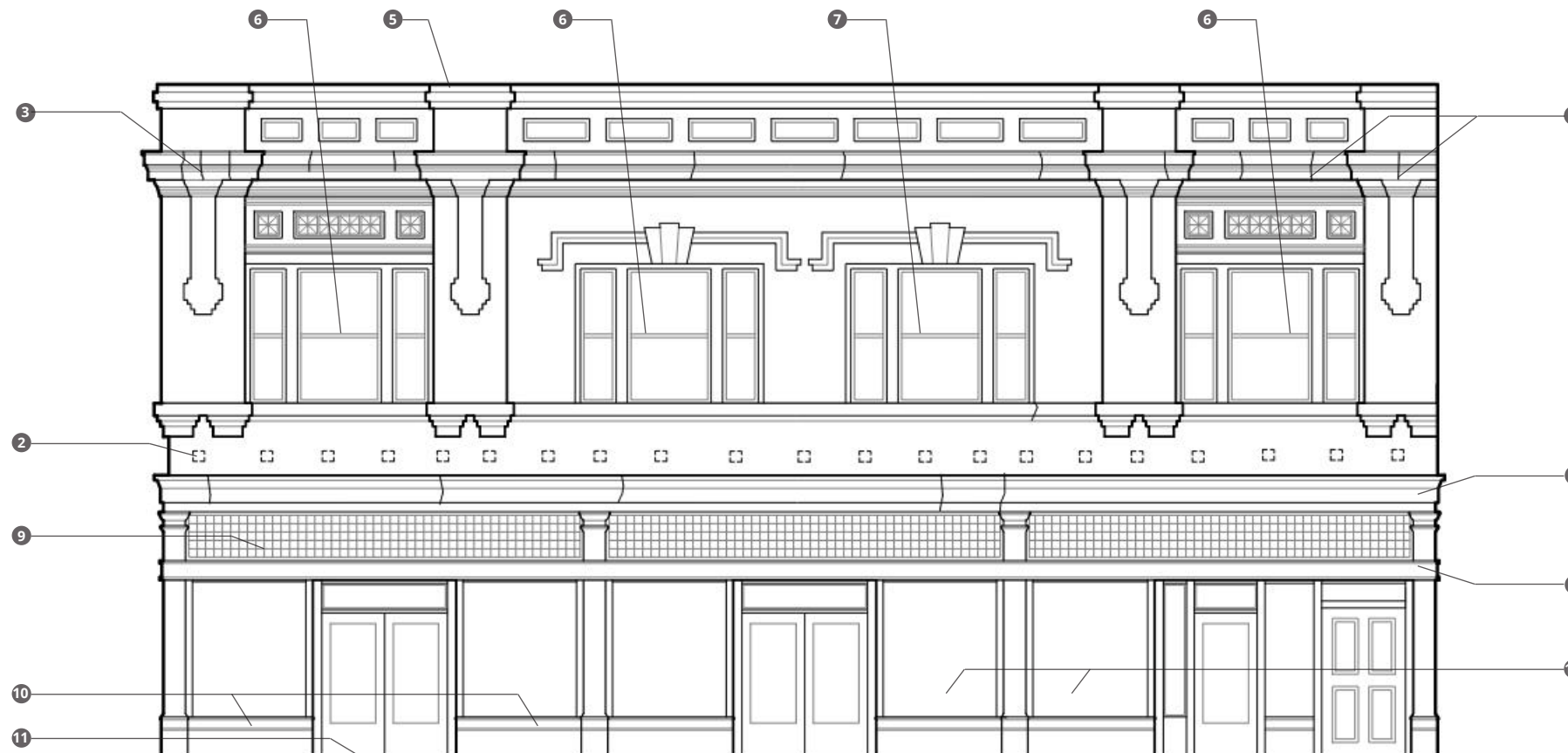
Significance Diagram: Northeast Facade

142-150 EAST SANTA CLARA STREET, SAN JOSE

05/21/2021

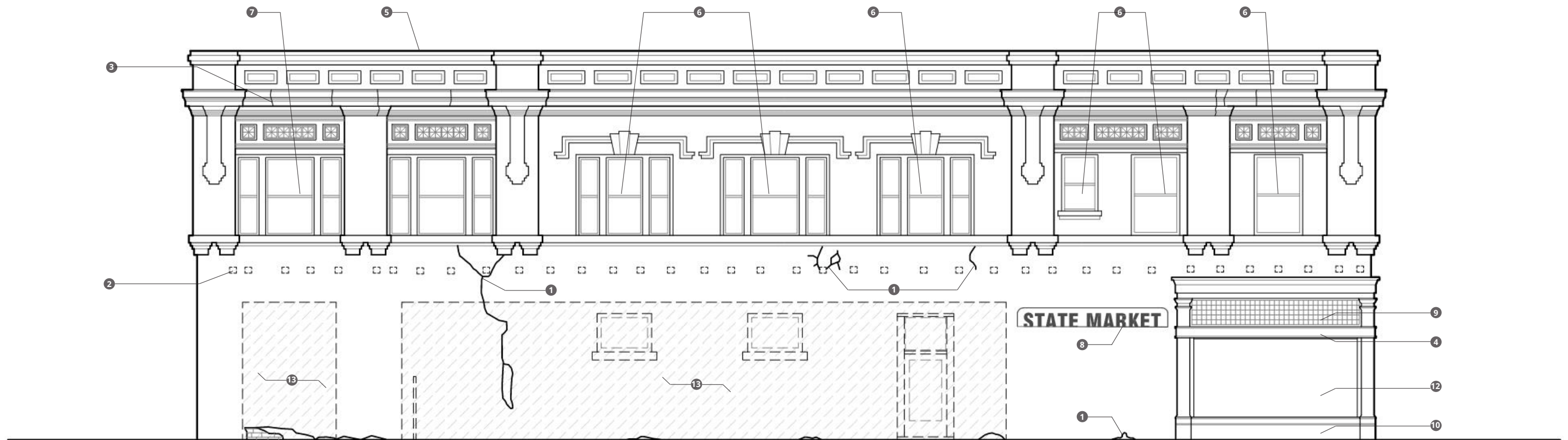
APPENDIX B

TREATMENT RECOMMENDATIONS



Treatment Keynotes

- 1 Remove delaminated, spalled, and cracked cement plaster. Install new painted cement plaster to match existing, typical.
- 2 Remove metal plates and embedded anchors. Patch cement plaster. Finish to match existing, typical.
- 3 Clean and coat cornice and stringcourse surfaces to match existing.
- 4 Remove peeling paint, examine substrate for deterioration. Install repairs and paint.
- 5 Install painted metal coping over parapet to prevent water intrusion from the top of the wall. Repaint with new paint system.
- 6 Replace non-historic windows with painted wood windows to match historic configuration. Apply coating to match existing window color and finish.
- 7 For existing wood windows, replace all deteriorated wood components in kind, prime and paint.
- 8 Preserve and rehabilitate historic signage.
- 9 Rehabilitate the glazed transom assemblies. Provide secondary glazed assemblies behind the transoms, where improved acoustical and thermal performance is needed.
- 10 Replace missing or decolored tiles.
- 11 Replace entry mosaic tile in kind. Install slip resistive strips.
- 12 Install new storefront system with large glazed assemblies, painted wood trim, tile base elements, and painted wood door assemblies. Replace glazing with dual glazed low-emissivity safety glass.
- 13 Remove existing brick and masonry. Install new storefront system per new design. Maintain painted cement plaster details at inset locations.



Treatment Keynotes

- ➊ Remove delaminated, spalled, and cracked cement plaster. Install new painted cement plaster to match existing, typical.
- ➋ Remove metal plates and embedded anchors. Patch cement plaster. Finish to match existing, typical.
- ➌ Clean and coat cornice and stringcourse surfaces to match existing.
- ➍ Remove peeling paint, examine substrate for deterioration. Install repairs and paint.
- ➎ Install painted metal coping over parapet to prevent water intrusion from the top of the wall. Repaint with new paint system.
- ➏ Replace non-historic windows with painted wood windows to match historic configuration. Apply coating to match existing window color and finish.
- ➐ For existing wood windows, replace all deteriorated wood components in kind, prime and paint.
- ➑ Preserve and rehabilitate historic signage.
- ➒ Rehabilitate the glazed transom assemblies. Provide secondary glazed assemblies behind the transoms, where improved acoustical and thermal performance is needed.
- ➓ Replace missing or decolored tiles.
- ➑ Replace entry mosaic tile in kind. Install slip resistive strips.
- ➒ Install new storefront system with large glazed assemblies, painted wood trim, tile base elements, and painted wood door assemblies. Replace glazing with dual glazed low-emissivity safety glass.
- ➓ Remove existing brick and masonry. Install new storefront system per new design. Maintain painted cement plaster details at inset locations.

Treatment Recommendations: Northeast Facade

142-150 EAST SANTA CLARA STREET, SAN JOSE

05/21/2021



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