

From: Andre Luthard <[REDACTED]>
Date: June 12, 2020 at 7:17:22 AM PDT
To: "Van Der Zweep, Cassandra" <[REDACTED]> "Arroyo, Juliet" <[REDACTED]> "Tran, David" <[REDACTED]> "Taber, Toni" <[REDACTED]>
Cc: Ben Leech <[REDACTED]>
Subject: Bank of California Landmark hearing and City View Plaza SEIR Council Agenda request for Time Certain

Dear all,

In light of the high public interest in these two items being heard at the June 16 City Council hearing, PAC*SJ respectfully requests that they be heard at time certain so that the interested public can participate in a reasonable manner.
These would be agenda items 10.2 and 10.3.

Holding these hearings after 5 or 6pm would allow the maximum of public participation.

Please let us know if this request should go to anyone else and what the hearing time will be.

Sincerely,

André Luthard
Board President
Preservation Action Council of San Jose

docomomo_us

documentation and conservation
of buildings, sites and neighborhoods of the
modern movement

Northern California Chapter

33 Topaz Way
San Francisco, CA 94131
[REDACTED]

www.docomomo-us.org

December 1, 2019

Members of the San Jose City Council
200 E. Santa Clara St., San Jose, Ca 95113

CC: André Luthard, Preservation Action Council of San Jose

Re: Former Bank of California Building by César Pelli

Dear Honorable San Jose City Council Members,

I am writing on behalf of the board of Docomomo US/NOCA to express support for the preservation and adaptive reuse of the former Bank of California building (170 Park Center Plaza, aka Sumitomo Bank). Docomomo US/NOCA is the Northern California chapter of the international non-profit organization Docomomo (Documentation and Conservation of the Modern Movement), established nearly 25 years ago to provide leadership, education, and advocacy assistance to people committed to saving places and collectively shaping the future of America's stories.

We feel that the former Bank of California building is an excellent example of Brutalism in San Jose and is by master architect César Pelli. Brutalist architecture, which is characterized by concrete construction methods, geometric massing, sculptural form, and strong contrast between solid and void, is iconic of institutional buildings the 1960s and 1970s. An imposing style of architecture, Brutalist architecture is under threat across the country. Like other architectural styles before it, Brutalism is currently falling victim to the cycles of taste. However, many architects, historians, photographers, and others, are leading the fight to preserve these buildings. Organizations such as Docomomo US/NOCA and Preservation Action Council of San Jose locally, and groups like SOS Brutalism abroad, are working to build awareness and appreciation of these often misunderstood buildings.

We agree with the findings of Archives & Architecture's Historic Resource Evaluation (Rev. 4.18.18), and believe that this building is clearly eligible for the California Register of Historical Resources and to be a San Jose City Landmark, and is therefore a historic resource for the purposes of CEQA.

Board members of the Northern California Chapter of Docomomo US support the Preservation Action Council of San Jose in their efforts to preserve this building, and encourage the City of San Jose to seriously consider preservation alternatives during the EIR process. Please feel free to contact us for more information, or if you have specific questions or concerns.

Sincerely,
Hannah Simonson, President, Docomomo US/NOCA
December 1, 2019

From: John Pastier [REDACTED]
Subject: Park Place Landmark Letter
Date: May 4, 2020 at 3:17 PM
To: [REDACTED] Daniel Paul [REDACTED] Alan Hess [REDACTED] Barbara Goldstein
[REDACTED]

JP

Letter in Support of the Landmarking of Cesar Pelli's Park Plaza Building in San Jose

Evaluating Cesar Pelli's Park Plaza Building for landmark status is not as simple a task as one might think.

Yes, its visual character is striking, its functional history is impressive (accommodating several banks and a courthouse at various times), and its author was remarkably accomplished. Located on four continents, his works are deservedly celebrated for both their intellectual rigor and their sculptural grace.

What complicates the issue is that Park Plaza, despite its virtues, does not offer the comfortable familiarity that one might expect from a Pelli building. It has no formal or stylistic predecessors in his expansive portfolio, and doesn't seem to point to (or even hint at) any new directions. It is an extreme outlier, a road not taken.

Consequently, the Park Plaza Building is one of the least known of this highly prolific architect's products. It isn't discussed, illustrated, or even mentioned in either of the two standard monographs on his early work, or the definitive guidebook to northern California architecture. These three volumes total more than a thousand pages.

Despite a nearly half-century-long history of exploring and writing about Pelli's work, and despite living about a mile from Park Plaza for about fifteen years, I first consciously laid eyes on it only within the last year. My first reaction was that any purported Pelli involvement with this design was simply an urban legend. I thought it unrefined and unworthy of his imprimatur, and resolved to set the record straight. I phoned him and asked whether he really did design Park Plaza, fully expecting him to say no. Instead, he cheerfully confirmed his involvement, saying that "it was a quickie" batted out over two weekends in 1971 as a favor for a developer friend. In retrospect, it is a demonstration of the breadth of expression that marked his early formative years.

Over the last year, my opinion of this design has steadily risen as I realized that I had been harboring stylistic preconceptions rather than accepting it on its own terms. Part of this stemmed from Pelli's uncharacteristic choice of material and style. His cladding of choice at the time was a tightly stretched, subtly reflective glass skin, celebrating lightness and volume. In contrast, Park Plaza seems to be Pelli's only clear-cut essay in Brutalism, a dramatic exposed-concrete style that stressed solidity and power. It took the architectural world by storm starting in the third quarter of the twentieth century before falling out of favor, especially among the general public. Interest in the style has revived in the last two decades or so, less as a literal model for contemporary design, and more as a historical style to be studied, visited and appreciated by architecture buffs.

Pelli's interpretation of Brutalism was subtly unconventional. Its massing was vigorous and its walls nearly windowless, yet the building somehow managed to be a bit less ponderous than most exemplars of the style, since it also had a certain simplicity, crispness, and lack of dogmatism rarely found in its muscle-bound peers.

There may be some deeply subliminal humor lurking in the massing of Park Place. Recently, some preservationists privately began calling it The Sphinx Building -- at this point no one can remember who said it first. The epithet is uncannily fitting. Seen from the southeast, south, or southwest, it doesn't take much imagination to envision a large prone animal with extended front legs and paws, an upraised head, and a royal headdress. Now, whenever I look at the building, I can't help seeing a crisp-edged abstract image of a sphinx persisting like a tune stuck in one's head. And to add to the coincidence, the San Jose Sphinx's dimensions are similar to those of Giza. Both are 66 feet high, and both are a bit longer than 200 feet. Popularly nicknamed buildings are not as common as they should be, so a San

Jose Sphinx should be as welcome here as The Blue Whale (Pacific Design Center) is in Los Angeles.

To return to the original topic: should The Sphinx be landmarked, and why? A prime reason is rarity -- rarity within Pelli's body of work, and rarity within the region. Another is architectural and urban design diversity. Downtown San Jose is steadily turning into a monoculture of blocky mid-sized corporate expression and preserving this eccentric little building would provide some sorely needed spatial, functional, and temporal leavening.

Landmark Park Plaza not because it is famous, but rather because it is virtually unknown. Approve it not for any refinement or polish it may possess, but for regional uniqueness, risk-taking, boldness, and intellectual courage. Approve it for its quirkiness, and unflagging energy. Revive its place in local architectural culture and in community history.

About John Pastier:

Author of the first monograph on Cesar Pelli. (Cesar Pelli, Monographs in Contemporary Architecture, Whitney Library of Design, 1980.)

Co-author of the second monograph on Cesar Pelli. (Cesar Pelli, Buildings and Projects, 1965-1990, Rizzoli, 1990.)

Founding architecture critic, Los Angeles Times.

Author of more than 500 articles, essays and book chapters, for general-interest and professional publications, on architecture, urban design, historic preservation, design competitions, and baseball stadiums.

Taught architecture at UC-Berkeley, UCLA, UT-Austin, McGill, and several other universities.

Expert witness for the city of Chicago regarding landmark status for Wrigley Field.

Recipient of local, state, and national awards and fellowships.

Currently a resident of San Jose. [REDACTED] [REDACTED]

DANIEL D. PAUL ARCHITECTURAL HISTORIAN



April 28, 2020

Honorable Mayor Sam Liccardo
San Jose City Council Members
c/o Toni Taber - City Clerk
City of San Jose
200 E Santa Clara Street
San Jose CA 95113

SUBJECT: Cesar Pelli and the Bank of California

Dear Commissioners,

My name is Daniel Paul, and I am a Southern California based architectural historian. For the last 15 years, I have researched, presented, and written upon Late-Modern architecture. My 2004 master's thesis focused upon the architecture of Anthony Lumsden and Cesar Pelli- specifically, their development of the Late-Modern glass skin, which became a ubiquitous corporate vernacular over the course of the 1970s and 1980s. Regarding Mr. Pelli, I just finished an article about his work, and that of his firm PCPA, for the Japanese international architectural publication *a+u*, have written about his Pacific Design Center for the Society of Architectural Historians online encyclopedia, and have widely lectured specifically upon his work, including in London at the Architectural Association, and in Paris at the Ecole des Beaux Arts.

The Bank of California is admittedly, unorthodox in the pantheon of Pelli's works, but the design is definitely his. The design is, in some ways, highly similar to another little-known Pelli project- his Security Pacific National Bank branch which he completed in San Bernardino at nearly the same time. It too has a broad, windowless façade, and the crisp, sculpturally handled, sharply cut angles indicating Pelli's 1970s-era work. Perhaps this building's most telltale sign of being a Pelli work is the band of dark reflecting glass- specifically, its elevated facet which reflects the pedestrian view below it. Pelli undertakes a similar maneuver at the Pacific Design Center Blue Building and San Bernardino City Hall. The Bank of California, in its design and completion years, is roughly contemporaneous to both of those better-known works, which Pelli completed as Design Partner for Victor Gruen Associates, where he worked from 1968 until 1976 when he then moved eastward to become Dean of the Yale School of Architecture, and begin his own practice.

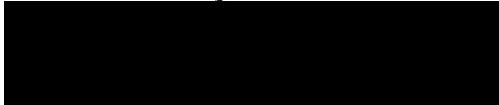
For a Pelli design, what's unusual about the Bank of California is the overt brutalism and its symmetry. Not only were both features uncommon in his work of that period, this building serves as their deliberate counterpoint. His better-known designs typically involved an all-over smooth glass skin handled in a lightweight manner upon asymmetrical massing. Little is known about this building, which Pelli apparently designed over two weekends for a friend. Yet just as the Pacific Design Center references Joseph Paxton's 1851 Crystal Palace, Cesar was once again subtly looking to the past in the most contemporary terms possible. Traditional bank architecture is heavy, monumental, symmetrical, and frequently incorporates a prominent entrance: all are present here.

Cesar Pelli would go on to become one of the most prominent and prolific architects of the late-twentieth century: designing concert halls, museums, and most notably- a multitude of skyscrapers, including Petronas Towers of Kuala Lumpur Malaysia, which from 1998-2004 were world's tallest, and San Francisco's Salesforce Tower: one of the last projects completed before his 2019 passing with which he

had direct involvement. How valuable it is to know of, experience, and even and enjoy the formative, lesser-known works this historically significant architect completed much earlier in his career- in this instance now nearly 50 years ago.

It is my hope that the Bank of California building: a truly interesting and unusual Cesar Pelli design- not to mention one with a distinctive back-story, might be preserved.

Sincerely,



Daniel D. Paul,
Architectural Historian





Society for Commercial Archeology

PO Box 2500, Little Rock, AR 72203 • www.sca-roadside.org

May 23, 2020

Via: [REDACTED]

Dear Mayor Sam Liccardo and San Jose Council Members:

Our mission at the Society for Commercial Archeology is to recognize the unique historical significance of the twentieth century commercial built environment and cultural landscapes of North America. The society emphasizes the impact of the automobile and the commercial process. To this end, the Society will carry out projects of documentation, education, advocacy, and conservation to encourage public awareness and understanding of these significant elements of our heritage.

We support the effort to save the former Bank of California building designed by Cesar Pelli. The building, designed by one of the most famous American Architects is a resource for the community of San Jose. This is a rare example of an early work by a very famous Architect.

Heritage tourism is a growing economic catalyst to communities. Baby boomers (Born 1946-1964) go on longer trips, that allow for in-depth exploration at a leisurely pace. Trips are often themed or educational. As grandparents, boomers are now the force behind multi-generational travel Boomers and spend an average of \$2,995 on 4.2 trips each year. (Luxury Marketing Council).

Sincerely,

Michael Hirsch

[REDACTED]

ALAN HESS
ARCHITECT



April 18, 2020

Honorable Mayor Sam Liccardo
San Jose City Council Members
c/o Toni Taber - City Clerk

[REDACTED]
City of San Jose
200 E Santa Clara Street
San Jose CA 95113

Dear Mayor Liccardo:

I am writing to express my support for the Park Plaza landmark nomination.

Office and commercial buildings from the 1960s, '70s, and '80s are now being recognized nationally for their urban and historic significance, just as Beaux Arts and Art Deco buildings from the '20s and '30s have been in the past. Unfortunately, these more recent buildings are especially vulnerable at this time. This is why the landmark designation is so critical. We now value the unique character that once-threatened buildings like the Bank of America Building and the Hotel De Anza bring to the unique identity and livability of downtown San Jose. The buildings of Park Plaza are equally important.

In an era when sustainability and energy conservation are more important than ever before, a city looking to the future must value the adaptive reuse of existing buildings, and the conservation of the embodied energy which those buildings represent.

In particular, I would like to note some of the reasons why Park Plaza is historically significant. Its architects and planners, Skidmore Owings & Merrill, and Victor Gruen Associates were nationally influential firms. Gruen, for example, was one of the predominant architecture and planning firms in the mid century era, responsible for defining the suburban shopping mall, and for revitalizing declining city centers. Of course, "declining" was the unfortunate reality of downtown San Jose in that era, and Park Plaza's office towers, landscaped plazas, and commercial buildings exemplify both Gruen's and SOM's response at the time.

I would also like to draw attention to the 1971 Bank of California building by Gruen Assoc. in the complex. It is attributed to Gruen's chief of design, Cesar

Pelli, who of course went on to become one of the most important global architects of the last 40 years. Landmarking this commercial building with which he is associated recognizes the high level of architectural quality for which San Jose was striving.

Pelli's involvement with this building is important to consider in assessing this nomination. Pelli was one of my professors at the UCLA School of Architecture, so I have followed his career for many decades. It is important to note that design in a large firm like Gruen is always a collaborative effort. According to a close Pelli associate, Fred Clarke, this is true about the Bank of California building. In my opinion, Pelli's hand can be seen in this building's distinguished proportions and details. They echo ideas seen in his other works in this period, including the Teledyne campus and the Pacific Design Center in Southern California.

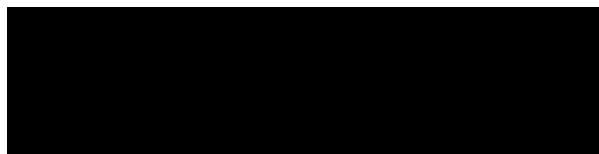
Other early works by this important architect, including the San Bernardino City Hall, are currently threatened. Thus it is all the more important for San Jose to recognize the legacy of this important architect in shaping California architecture in this period.

I am an architect, historian, and author of twenty books on twentieth century architecture and urbanism. I also serve as Commissioner on the California State Historical Resources Commission, though the opinions expressed here are my own and not the Commission's.

As the former architecture critic for the *San Jose Mercury News*, I have tracked the development of downtown San Jose since the 1980s. I have seen several architecturally distinguished buildings disappear because they were not considered significant at the time — for example, the Pestana building at First and San Carlos, and the Weir Law Offices by Frank Lloyd Wright associate Aaron Green, on Julian St. They were lost at a time when they were considered unimportant and dispensable. Only later were they recognized as valuable. This emphasizes how important it is to assess Park Plaza deliberately and carefully, and not to dismiss it because it is considered “out of fashion” at the moment.

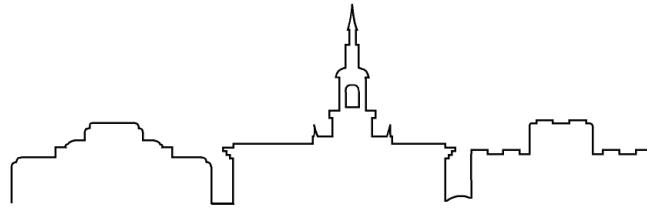
Thank you for your consideration of these issues. The quality San Jose's downtown depends on retaining the unique character which Park Plaza and other historic buildings bring to the city.

Sincerely,



Alan Hess

cc: Historic Landmarks Commission, Andre Luthard, Ben Leech, Preservation Action Council of San Jose



PRESERVATION ACTION COUNCIL OF SAN JOSE

Dedicated to Preserving San Jose's Architectural Heritage

To Mayor Sam Liccardo, Planning Director Rosalynn Hughey, Members of the San José City Council, and Members of the San José Historic Landmarks Commission:

I support PAC*SJ's efforts to save the Bank of California (170 Park Center Plaza) from demolition. The proposed redevelopment of Cityview Plaza should not rob San José of this one-of-a-kind architectural resource. Designed by internationally significant architect César Pelli as head designer for Gruen Associates, this Brutalist gem deserves to be designated an official City Landmark. The building can and should be incorporated into any new project on the Cityview Plaza site, which is large enough to accommodate significant new construction without sacrificing one of the city's most distinctive buildings of the 1970s, a pivotal decade in the history of San José. The city's Envision 2040 General Plan emphasizes the advantages of an architecturally diverse downtown composed of "an eclectic mix of historic architecture side by side to award-winning contemporary urban design." There is no better opportunity to demonstrate the City's commitment to this vision than now. The proposed demolition of this historic, iconic building is both shortsighted and unnecessary, and I urge the City to instead support its preservation.

Signed:

Submission Time	First Name	Last Name	Email (will not be shared)	City	State	Zip Code	OPTIONAL: How would you like to see the building reused?
2020-05-05T21:30:56Z	William	McCraw	[REDACTED]	San Jose	California	95148	All are good possibilities for successful adaptive reuse!
2020-05-05T23:06:40Z	Gregory	Adler	[REDACTED]	San Jose	California	95138	
2020-05-05T21:43:58Z	Roger	Dahlberg	[REDACTED]	San Jose	California	95135	Museum
2020-05-05T22:47:21Z	Shirley	Ota	[REDACTED]	San Jose	California	95133	A Visitors Center or Museum/Gallery would be nice.
2020-05-22T22:40:39Z	Liana	Annable	[REDACTED]	San Jose	California	95132	Pop up market are interesting and keep people coming back for new experiences!
2020-05-13T03:52:15Z	Richard	Duong	[REDACTED]	San Jose	California	95132	
2020-05-06T06:20:29Z	Christina	Medina	[REDACTED]	San Jose	California	95132	
2020-05-21T17:23:26Z	Natalie	Fleisher	[REDACTED]	San Jose	California	95129	I would recommend to use this building as museum + visitor center and associated gift shop. For San Jose it might be beneficial to combine several functions for that building for efficient use. Natalie Fleisher, PHD /Architecture
2020-05-12T21:28:07Z	Evelyn	Schlick	[REDACTED]	San Jose	California	95128	
2020-05-06T03:19:48Z	Robb	Moore	[REDACTED]	San Jose	California	95128	restaurant and bar
2020-05-05T22:47:40Z	Gayle	Frank	[REDACTED]	San Jose	California	95128	San Jose History Museum art gallery An architectural museum Lick Observatory Museum Santa Clara County agricultural museum Textiles, quilts, antique and vintage clothing museum
2020-05-06T01:40:11Z	John	Frolli	[REDACTED]	San Jose	California	95127	I would love to see the building being used for something that leaves it open to the public.
2020-05-05T21:32:30Z	Stan	Ketchum	[REDACTED]	San Jose	California	95127	
2020-05-05T21:32:06Z	Sandra	Ketchum	[REDACTED]	San Jose	California	95127	
2020-06-11T22:28:02Z	Lorie	Bird	[REDACTED]	San Jose	California	95126	A Visitor's Center and/or a neon sign museum.
2020-05-25T00:20:48Z	Ralph	Piane	[REDACTED]	San Jose	California	95126	Museum seems like the best idea for adaptive re-use, but I would not rule out other options.

2020-05-14T14:48:53Z	Paul	Cilker	[REDACTED]	San Jose	California	95126	"On our last evening, we ate at The Sphinx and then took in a show at 255 Almaden. By far the best night of our trip. About The Sphinx, we'd heard complaints of San Jose losing its soul but, in choosing to keep a building like this, it may just have a fighting chance. Otherwise it's Houston, just swapping oil for tech."
2020-05-12T23:06:36Z	Nasrin	Indris	[REDACTED]	San Jose	California	95126	Historical museum
2020-05-11T21:50:25Z	R	Haney	[REDACTED]	San Jose	California	95126	
2020-05-07T15:48:21Z	Brian	Habekoss	[REDACTED]	San Jose	California	95126	
2020-05-06T20:15:51Z	Arthur	Carroll	[REDACTED]	San Jose	California	95126	Visitors Center or Museum
2020-05-06T20:14:48Z	Sylvia	Carroll	[REDACTED]	San Jose	California	95126	Visitors Center
2020-05-06T17:04:31Z	Thomas	McGlashen	[REDACTED]	San Jose	California	95126	Dance Hall Art Deco
2020-05-06T16:55:48Z	Lawrence	Camuso	[REDACTED]	San Jose	California	95126	
2020-05-06T02:43:07Z	Gratia	Rankin	[REDACTED]	San Jose	California	95126	Visitors Center including information on Pelli and Brutalism, Bar, Restaurant and Pop-up Market
2020-05-06T01:05:30Z	Mary	Gottschalk	[REDACTED]	San Jose	California	95126	All those suggestions are good.
2020-05-06T00:23:47Z	Robert	Guillot	[REDACTED]	San Jose	California	95126	Bar/restaurant It's got great parking
2020-05-05T22:40:04Z	Angeline	King	[REDACTED]	San Jose	California	95126	Stop building condos. Make something special of this space. Stop killing San Jose's architectural history.
2020-06-01T17:52:09Z	Jerry	Escobar	[REDACTED]	San Jose	California	95125	Possibly it can be an extension of the museum with a particular emphasis on Modern architectural styles or the architectural styles of San Jose or California. Include traditional styles like victorian, craftsman, spanish/med. plus the Mid-century, Eichler, Prairie, etc.
2020-05-06T00:52:29Z	Steven	Corelis	[REDACTED]	San Jose	California	95125	Museum or other cultural purpose.
2020-05-05T23:55:05Z	Ryan	Smith	[REDACTED]	San Jose	California	95125	A museum or art gallery would be wonderful. There has been such a wonderful influx of artists and makers in SJ over the last 10 years. San Jose officials need to support what they bring to our city.
2020-05-05T22:20:38Z	Barbara	Adams	[REDACTED]	San Jose	California	95125	All of the above except po-up market. Use needs to be consistent.
2020-05-05T22:16:14Z	Bill	Pfahl	[REDACTED]	San Jose	California	95125	Museum/Gallery
2020-05-04T19:34:08Z	Ben	Leech	[REDACTED]	San Jose	California	95125	
2020-05-08T22:07:33Z	Joe	Baronessa	[REDACTED]	San Jose	California	95124	

2020-05-05T22:39:14Z	Lyle	Merithew		San Jose	California	95123	
2020-05-27T18:00:17Z	Lynne	Brown		San Jose	California	95120	An expansion of the SJ Museum of Art would be wonderful. It has been out of space for years.
2020-05-06T00:05:27Z	Lynne	Brownb		San Jose	California	95120	Performing Arts Center for small groups. San Jose has no such venue at this time.
2020-05-04T21:30:50Z	Mike	Sodergren		San Jose	California	95120	
2020-05-25T05:39:40Z	Irina	Reynov		San Jose	California	95119	
2020-05-12T22:34:04Z	Monica	Gorham		San Jose	California	95118	It is very close to many venues so visitors center could be an option. Team San Jose offices. Almost anything. :) I like that "ugly" building. :)
2020-06-05T22:46:09Z	tom	halonen		San Jose	California	95116	
2020-06-05T22:42:35Z	Maria	Sabin-Halonen		San Jose	California	95116	
2020-05-13T06:47:29Z	Tarek	Sami		San Jose	California	95113	Any use that best preserves it and makes it open to the public! I've never been in it and would love to see the interior. When I first came to San Jose, this building stood out to me and made me feel welcome and at home. I know that sounds weird but I can't explain it. Please don't tear it down.
2020-05-09T14:09:06Z	Laurie	Garcia		San Jose	California	95113	I'm all for limiting growth and over-development, but it's quite a stretch to label a low-budget "brutalist" building from the 1970s a historical landmark.
2020-05-07T19:26:12Z	Julie	Finnigan		San Jose	California	95113	
2020-05-06T00:03:08Z	Paul	Bernal		San Jose	California	95113	When I worked in that building for two years, three sets of visitors from Europe stopped to take photos of themselves in front of this iconic structure. I offered to take their photos with their cameras and they were grateful. They appreciated and wanted to see the works of Pelli. They came to San Jose for that purpose while touring the West Coast.
2020-05-05T21:40:33Z	Mary Beth	Train		San Jose	California	95113	Visitors Center, Museum/Gallery, Bar/Restaurant, Pop-up Market, Day Care for children and elders.
2020-05-18T02:13:41Z	Claudia	Azaide		San Jose	California	95112	public space that isn't an office space, museum/gallery or market or restaurant and nightclub could be cool
2020-05-13T13:48:41Z	Connie	DeWitt		San Jose	California	95112	I can't think of a more fitting use for a building like this than a combination museum and fine restaurant that can be enjoyed by both visitors and locals.
2020-05-11T21:28:30Z	Maddy	Luthard		San Jose	California	95112	Bar/restaurant for CPA show-goers!
2020-05-09T21:45:58Z	John	Pastier		San Jose	California	95112	An architecture and design museum or gallery

2020-05-09T19:32:26Z	john	mitchell		San Jose	California	95112	i have proposed a "Plaza to Pelli" concept which would bring C.Cavez Plaza into the City View project w/ a sculpted diorama on the new buildings around the entire block w/ points of history noted in artwork and other tech methods telling San Jose history, culminating at the Visitor (Pelli) Center which would draw the public (much like Century City LA) making the entire new City Center a focal point of downtown and become "historic" itself simply for the foresight put forth with this.
2020-05-09T13:25:24Z	Mary	Dowd		San Jose	California	95112	Restaurant Museum galkery
2020-05-08T20:43:27Z	Jonathan	Karpf		San Jose	California	95112	This architecturally important building should be repurposed as either a pop-up space or better yet, a space for cafes, restaurants and bars. It's location is perfect for those attending the Performing Arts Center as well as the Tech, not to mention out-of-Town visitors staying at the Fairmont, Hilton, Marriott, etc.
2020-05-08T20:27:48Z	Kathleen	Zaretsky		San Jose	California	95112	
2020-05-07T15:14:08Z	CASSANDRA	KIFER		San Jose	California	95112	So few of San Jose's historic buildings remain. We need to protect those that are left.
2020-05-06T21:02:06Z	Christopher	McSorley		San Jose	California	95112	Museum/Gallery
2020-05-06T19:23:24Z	Lynne	Stephenson		San Jose	California	95112	I would like this building to be used as an architectural museum. We have lost so many buildings in San Jose. We could display pictures of old buildings that are gone, provide history, paintings, etc. San Jose really does not have a museum of the history of downtown. The pandemic is going to change things and the economy. We need to proceed at a slower pace, not race around destroying things to build things we may never need, or that will sit empty or unfinished for years.
2020-05-06T18:18:16Z	Michael	McLain		San Jose	California	95112	Museum
2020-05-06T18:02:59Z	Lynnea	Hagen		San Jose	California	95112	It would be an amazing visitors center, including a museum. With its proximity to the Convention Center and downtown, this wonderful, unique structure would show visitors that our city is a center of creativity, world class environment, and history. A city with a special vibe. We're starting to lose some of the things that set us apart. San Jose is starting to look like any other big city. San Jose NEEDS a special visitor center. If we want/need to attract more visitors, let's give them a special place!
2020-05-06T16:38:04Z	Carolus	Boekema		San Jose	California	95112	
2020-05-06T14:42:32Z	Peter	Richert		San Jose	California	95112	A Restaurant would be awesome!
2020-05-06T04:09:21Z	Patrica	Curia		San Jose	California	95112	It would make a great bank.. very safe
2020-05-06T03:40:46Z	john	mitchell		San Jose	California	95112	repurpose the building in a practical manner that is environmentally and historically viable

2020-05-06T03:37:34Z	walter	soellner		San Jose	California	95112	History Museum!!! San Jose NEEDS a History Museum, badly, and it is a reflection on the powers that be in the city, over the years, that we don't have one. San Jose is 250 years old and NO history Museum? Sad!
2020-05-06T01:53:59Z	Curtis	Jones		San Jose	California	95112	
2020-05-06T00:21:22Z	Xavier	Diaz		San Jose	California	95112	
2020-05-06T00:01:13Z	Lynda	Chase		San Jose	California	95112	Visitors Center would be great
2020-05-05T22:34:19Z	Scott	Noteboom		San Jose	California	95112	The building doesn't offer a lot of outside light / view, so could be a great museum gallery or mixed use (public accessible restaurant(s) or pop up market on bottom and office on what appears to be second story. I also believe the building could still preserve its design intent, but could possibly be "livened up" with some tasteful color accent / landscaping. Right now I think it's a little too "concrete" looking for downtown.
2020-05-05T22:17:19Z	April	Halberstadt		San Jose	California	95112	Art Gallery. Move the Art Museum here and use the old Post Office for a History Museum.
2020-05-05T22:10:09Z	Julia	Howlett		San Jose	California	95112	Museum / Gallery
2020-05-05T22:00:20Z	Joseph	Parra		San Jose	California	95112	Born and raised in San Jose, not "silicon valley". Majority of downtown San Jose needs to be saved as is. City planning has gone way too far at this point.
2020-05-05T21:35:51Z	Reshard	Michael		San Jose	California	95112	The entire redevelopment of a plaza that's perfectly good and a sound and strong structure while tons of empty lots and also shit architecture is all around is stupid. This particular building can be used for a large variety of uses. In my opinion even if it was left empty is better than knocking the perfectly good and built solid. This city has been in the pockets of developers who only have their interest in mind for at least 60 years.
2020-05-05T21:30:03Z	Lisa	Wangness		San Jose	California	95112	
2020-05-18T06:03:17Z	Ekaterina	Goreva		San Jose	California	95111	museum/gallery
2020-05-18T04:33:52Z	Arzhan	Kinzhalin		San Jose	California	95111	It is a beautiful piece of brutalism and it could form part of any architectural ensemble. It would be used as a visitor center or a gallery.
2020-06-12T11:14:46Z	Eugenia	Verbeckmoes		San Jose	California	95110	Visitors Center or Museum/Gallery
2020-05-22T01:18:38Z	Leonel	Lorta Jr		San Jose	California	95110	Beautifully bold; this building should have multiple lives. A local artist museum sounds great. It needs to somehow generate money will also being available and open to all.
2020-05-13T20:27:20Z	Bill	Souders		San Jose	California	95110	Visitor Center & Museum
2020-05-07T01:29:10Z	Danita	Fleck		San Jose	California	95110	artists' studios, galleries, and education space

2020-05-05T21:22:55Z	Eugenia	Verbeckmoes		San Jose	California	95110	Visitors Center or Museum/Gallery
2020-05-07T14:47:56Z	Valerie	Klobe		Saratoga	California	95070	Gallery
2020-06-06T01:00:03Z	Vanessa	Cameron		Santa Clara	California	95054	Museum/Gallery w/ gallery cafe and bar
2020-05-06T05:33:56Z	Virginia	Jansen		Los Gatos	California	95030	It's a nice-looking building. It certainly could be re-used effectively. It gives San Jose class to have such an excellent example of this period of architecture, especially by an internationally renown architect. It's important to maintain the historical fabric of a city keeping good examples of its history.
2020-05-06T04:23:54Z	Doug	Crafts		Los Gatos	California	95030	
2020-05-26T21:04:26Z	Connie	Rogers		Gilroy	California	95020	Any of the above would be very good!
2020-05-05T21:56:06Z	Connie	Rogers		Gilroy	California	95020	Any of the above suggestions sound good!
2020-05-05T21:47:22Z	Russ	Robinson		Cupertino	California	95014	
2020-05-16T01:57:59Z	Kailey	Reinegger		Campbell	California	95008	
2020-05-13T00:19:57Z	Ilya	Moskovko		Campbell	California	95008	Museum/visitors center sounds nice. Or a music venue! Assuming it's large enough on the inside...
2020-05-07T02:17:17Z	David	Wall		Campbell	California	95008	
2020-05-05T23:46:28Z	Lawrence	Dwyer		Aptos	California	95003	
2020-05-23T20:32:36Z	manuel	ramirez		Oakland	California	94611	
2020-05-18T21:38:18Z	Alexandra	Kirby		Emeryville	California	94608	
2020-05-14T08:34:18Z	nicholas	simon		Napa	California	94559	save your monumetal history - otherwise what are you - another shopping mall? happy to help you find a tenant...
2020-05-06T01:48:40Z	Gary	Parks		Hayward	California	94544	I think it would make a great Downtown Visitors Center, with exhibit space, promotional spaces for various San Jose cultural organizations and attractions, and a space for small entertainment events.
2020-06-13T17:53:30Z	Flore	Schmidt		Palo Alto	California	94303	French Architect who would be happy to have the privilege to visit it !
2020-05-12T23:24:33Z	Gregory	Miscikowski		San Francisco	California	94131	
2020-05-06T23:02:23Z	Denise	Bradley		San Francisco	California	94117	

2020-05-15T17:54:00Z	Jason	Poindexter		San Francisco	California	94114	Art/architecture museum
2020-05-07T07:10:26Z	Ronda	Fenton		Sunnyvale	California	94086	Visitors center
2020-06-02T15:30:45Z	Josh	Wallace		San Carlos	California	94070	Museum or city multi use.
2020-06-02T15:29:15Z	Sandra	Althouse		San Carlos	California	94070	What a fabulous setting for a museum, but actually anything is the right thing.
2020-05-13T14:40:08Z	Michael	Glenn		Portola Valley	California	94028	Museum
2020-05-06T20:14:45Z	Miguel	Santos		Daly City	California	94015	Museum/Gallery
2020-05-23T01:53:21Z	teri	reina		Burlingame	California	94010	Museum/gallery
2020-05-05T23:12:41Z	Mark	Wilcken		Tustin	California	92780	Would love to see it transformed into a museum or gallery!
2020-05-05T23:01:59Z	John	Ganim		Riverside	California	92507	
2020-05-21T19:48:50Z	Sam	Dunlap		San Diego	California	92103	
2020-05-05T23:58:47Z	Bosko	Hmjak		Escondido	California	92030	Anything that would save this amazing structure!
2020-05-05T23:45:17Z	Steven S.	Lamb		Altadena	California	91001	
2020-05-14T21:27:41Z	Cindy	Olnick		Los Angeles	California	90065	However it best suits the community -- let them decide!
2020-05-06T23:11:35Z	Steven	Luftman		Los Angeles	California	90035	
2020-05-18T18:26:50Z	armin	malakouti		Los Angeles	California	90013	Museum
2020-05-06T06:21:26Z	Corri	Jimenez		Tahoe City	California	96145	Please save this building...have we not had enough changes to our historic built environment in San Jose?! I can hardly recognize my birth city anymore!
2020-05-13T06:29:11Z	Sandi	Nagata		Bothell	Washington	98021	Gallery and Museum
2020-05-12T22:09:39Z	ANA GABRIELA	CEN		Portland	Oregon	97203	Galería-bar
2020-05-14T06:44:55Z	Goro	Suljooadikusumo		Honolulu	Hawaii	96816	jobs incubator
2020-05-11T20:13:21Z	Doris	Dowden		Reno	Nevada	89519	Any reuse would be great. As a non-resident of (but frequent visitor to) San Jose, I know that the city is in need of interesting and attractive retail. That would be my preference.
2020-05-07T22:31:55Z	Chris	Merritt		Salt Lake City	Utah	84118	Uses are broad, a mixture art gallery, meeting space, and restaurant could bring income and culture.

2020-05-07T14:45:59Z	Kirk	Huffaker		Salt Lake City	Utah	84106	I am not partial to any specific reuse, as long as it makes sense for the community, preserves the building, and can be financially viable. Also to be considered, should be a transitional use that may save the building in the interim while a more long-term, preservation-oriented use can be identified and put into place.
2020-05-07T00:06:24Z	Robert	Sharp		Houston	Texas	77002	
2020-05-13T08:01:55Z	Véronique	Martin		#FIELD!	#FIELD!	76770	
2020-05-13T12:59:21Z	Daniel	Glenn		Grapevine	Texas	76051	
2020-05-08T02:33:05Z	Kellie	Klainos		Chicago	Illinois	60647	
2020-05-13T00:23:08Z	William	Swislow		Chicago	Illinois	60640	Looks like it was make a great visitor center or city gallery
2020-05-13T18:54:33Z	Keyer	Thyme		Chicago	Illinois	60637	
2020-05-13T15:30:34Z	Wendy	Bendfeldt		Berwyn	Illinois	60402	In an era where repurposing items from shipping containers to homes and old firehouses to multipurpose complexes we can employ our imagination to redefine the iconic structure Sphinx. One can imagine a couture photoshoot of an beautiful feminine design juxtaposed against the brut masculinity of the building. The interior could trigger revenue as a location for various speaking engagements, fund raisers, and events of the like. The city should also make this a component of annual open house of all of the iconic buildings in San Jose. The possibilities are endless. Please save the Sphinx!
2020-05-12T03:16:56Z	Jean	Follett		Wheaton	Illinois	60189	
2020-05-10T12:30:35Z	Lana	Osmon		Nineveh	Indiana	46164	Gallery
2020-05-07T13:41:02Z	Andrew	Smith		Knoxville	Tennessee	37902	Turn it into a museum!
2020-05-07T02:47:47Z	Heather	Fearnbach		#FIELD!	#FIELD!	27104	
2020-05-16T19:52:42Z	Robert	Rapanut		Alexandria	Virginia	22311	
2020-05-14T09:14:19Z	David	Reinhold		Sterling	Virginia	20164	Brutality museums make the most beautiful historical keepsakes of the modern art time period. Fill it with other art from that time period so that we do not forget that shape language!
2020-05-13T00:45:04Z	Dan	Macey		Reading	Pennsylvania	19610	So many options for reuse! A truly spectacular building that San Jose should be proud of!
2020-05-06T23:41:16Z	Michael	Bixler		Philadelphia	Pennsylvania	19145	

2020-05-20T02:06:06Z	Melissa	Miller		Pittsburgh	Pennsylvania	15213	Don't trade what you have for some bland anywhere USA development - it's a cool building - keep it local and unique. And you can do so many things with it - just keep an open mind and explore options/alternatives. Say no to demo!
2020-05-12T23:59:42Z	Mike	Carsten	[REDACTED]	Queens	New York	11379	
2020-05-16T17:30:20Z	Stephanie	Pena		Brooklyn	New York	11225	
2020-05-12T21:58:12Z	Michael	Hirsch	[REDACTED]	New York	New York	10065	I like your suggestions. Museum/Gallery + Bar/Restaurant. Event space?
2020-05-06T15:48:49Z	Liz	Waytkus		New York	New York	10031	
2020-05-15T12:48:45Z	Anthony	Weintraub		New York	New York	10025	
2020-05-15T22:07:50Z	David	Imber	[REDACTED]	New York	New York	10013	
2020-05-12T20:36:08Z	Michele	Racioppi		Highland Park	New Jersey	08904	
2020-05-16T16:44:21Z	Paul	Caranicas	[REDACTED]	Jersey City	New Jersey	07306	Any of the above. Just keep it, you'll regret the loss in future generations just as we in New York city regret the demolition of Penn Station.
2020-05-13T14:09:32Z	Jon	Robert	[REDACTED]	Trumbull	Connecticut	06611	Museum or gallery would be a great use, but I would leave that up to local needs. It is a building that should be active and celebrated.
2020-05-13T19:45:12Z	Iulian	Dumitriu	[REDACTED]	New Haven	Connecticut	06510	Museum or gallery could be a good addition next to the other nearby museums. p.s. I apologize if you have received this message more than once, but the "submit" button did not seem to work after two clicks.
2020-05-13T14:38:27Z	Wesley	Wright	[REDACTED]	New Haven	Connecticut	06510	
2020-05-07T17:22:07Z	Helene	Sroat	[REDACTED]	Newtonville	Massachusetts	02460	
2020-05-13T14:57:16Z	Varun	Belur	[REDACTED]	Boston	Massachusetts	02114	
2020-05-19T14:03:47Z	Heinz-Dieter	Suerth	[REDACTED]	#FIELD!	#FIELD!	10777 Berlin, Germany	
2020-05-06T23:36:22Z	dafne	marques	[REDACTED]	#FIELD!	#FIELD!	74080060	