Appendix C

Historical Evaluation and Preservation Plan

Historic Evaluation

TREANORHL

19 N. 2ND STREET, SAN JOSE, CALIFORNIA

HISTORIC RESOURCE ASSESSMENT & DESIGN GUIDELINES AND STANDARDS COMPLIANCE REVIEW

DRAFT

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1. INTRODUCTION

As part of the environmental evaluation for the proposed North 2nd Affordable Senior Housing project, Denise Duffy & Associates has requested TreanorHL to evaluate the proposed design in downtown San Jose. The project involves a previously identified historic resource at 19 N. 2nd Street in San Jose (APN 467-21-028). Constructed in 1925 in the Beaux-Arts architectural style, the property is a designated City Landmark which is eligible under the Commerce theme for the Inter-War period (1918-1945).[1] According to the San Jose Historic Resources Inventory (HRI), the property is also eligible to be listed on the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR). This report verifies the historic significance of the structure, its ability to continue to convey its significance, provides additional historic context, and identifies existing historic resources within 200 feet of the subject parcel. It also includes a compliance review of the proposed project design as related to nearby or associated historic resources. The project site is within the General Plan Downtown Growth Area and the Downtown Core. This report includes a compliance analysis to the Secretary of the Interior's Standards for Rehabilitation (the Standards), and an evaluation of the proposed design for compliance to the San José Downtown Design Guidelines and Standards (2019, updated 2020). Additionally, the project was reviewed in accordance with the City of San Jose's Historic Preservation Ordinance. The design assessment and compliance analysis are provided in order to inform the environmental process and determine if the proposed project would result in a substantial adverse change in the significance of or cause an impact to any historic resources as defined by the California Environmental Quality Act (CEQA) and to ensure compliance with local planning guidelines and regulations relevant to historic resources.

2. SUMMARY OF FINDINGS

The building at 19 N. 2nd Street is a designated City Landmark which is also eligible to be individually listed on the NRHP and CRHR. The building appears eligible under Criterion A/1 for its association with the larger Downtown Commercial District located south of E. Santa Clara Street and under Criterion C/3 as a work of high artistic value. The period of significance under Criterion A/1 would be from 1925, when the building was constructed, to the 1940s, when the downtown commercial district started to decline. The period of significance under Criterion C/3 would be 1925 when the building was constructed. The subject property retains sufficient integrity to communicate its significance.

The proposed project entails constructing a 22-story building at the project site which includes a historic resource at 19 N. 2nd Street. Generally, a project that has been determined to conform with the Standards can be considered to be a project that will not cause a significant impact per CEQA. In summary, the proposed project does not fully comply with the Standards.

Since this project does not fully conform with the Standards, TreanorHL subsequently conducted an integrity analysis of the 19 N. 2nd Street property to assess possible impacts. Overall, the subject property would not retain its integrity; therefore, the project would result in a substantial adverse change in the significance of the historic resource per CEQA.

Given that the 19 N. 2nd Street property is a historical resource under CEQA, its proposed partial demolition and construction of a 22-story new building on site would cause a substantial adverse change and, therefore, the project would have a significant and unavoidable impact on the environment. The demolition of a historical resource usually cannot be mitigated to a less-than-significant level. The suggested mitigation measures are

[1] HL01-136, Resolution #70635 – Realty Building, *San Jose Designated City Landmarks* (2/8/2016), page 6 of 9.

generally not adequate under CEQA to mitigate the substantial loss of a historical resource significant for its historic association and architecture, and the impact would remain significant and adverse.

The activities related to the physical undertaking of the project would have the potential to physically damage the identified adjacent historic resources. With implementation of recommended mitigation measures, the potential for project construction-related impacts to the identified adjacent historic resources would be reduced to less-than-significant.

The project proposes partially demolishing the existing commercial building at 19 N. 2nd Street, a designated City Landmark. The demolition would be detrimental to the historic structure and would be inconsistent with the "Chapter 13.48 Historic Preservation" of the municipal code. The proposed project design is not fully compatible with the San José Downtown Design Guidelines and Standards. Even though the proposed project only partially complies with the local standards and guidelines, the project would not substantially impair the significance and integrity of the identified adjacent historic resources; they would continue to be listed in the San Jose HRI.

3. METHODOLOGY

TreanorHL conducted two site visits on January 25 and July 28, 2021 to evaluate the existing conditions, historic features, and architectural significance of the project site and the surrounding area. A limited reconnaissance survey of the surrounding properties was also carried out. In order to verify the historic significance of the property, targeted research was completed including consultation of historical aerials and photographs, City of San Jose Permit Center, Santa Clara County Assessor's Office data, and various online repositories. Staff also reviewed the San Jose Historic Resource Inventory form (1989) and the DPR form (2000) for 19 N. 2nd Street; the proposed project drawings dated July 20, 2021, November 1, 2021, and "Option C" plan set received March 2022 (Anderson Architects, *North 2nd Affordable Senior Housing); The Historic Realty Building Preservation Plan* (2/25/2022) by M. Sandoval Architects, Inc.; and other relevant documents provided by Denise Duffy & Associates.

4. PROPOSED PROJECT

The proposed project would partially demolish the existing two-story commercial building by removing the majority of extant building components except for the front façade, the exterior walls, and a portion of the interior core including the central entry vestibule and corridor on the first floor, the stairs, and the second floor central lobby. The new building would have one level of basement and 22 stories above ground. Commercial and office spaces would be located on the first and second floors along with some residential amenities. The residential units would be at floors three through 22. A roof deck would be provided for community open space.[2]

The proposed project would incorporate the existing N. 2nd Street façade into the new building. The new building's front façade would step back approximately 19' from the front parcel line and the historic façade above the second floor. Projecting cornices would be at the 4th, 12th, 18th, and the roof levels, dividing the new building into four sections. A recessed glazed central bay runs at the center of the front façade. Typical openings would be aluminum-sash, rectangular in shape.

[2] Anderson Architects, *North 2nd Affordable Senior Housing Site Development H20-040,* April 23, 2021.

5. PROPERTY DESCRIPTION

The project site is on the west side of N. 2nd Street in downtown San Jose. Located on the block bounded by E. Santa Clara Street to the south, N. 1st Street to the west, St. John Street to the north, and N. 2nd Street to the east, the project site includes one parcel with a commercial building on it. The surrounding area consists of a mix of commercial, institutional, and multi-family residential buildings ranging from two to 14 stories.

Constructed in 1925, the existing Beaux-Arts style commercial building is rectangular in plan and built out to the property lines. The 53 feet deep front section is two stories, while the rest of the building to the rear property line is one story. Both sections have flat roofs with multiple skylights. The following building description is excerpted from the DPR form prepared by F. Maggi and C. Duval (Dill Design Group) in 2000:

> Historically known as the Realty Building, this […] concrete-built commercial office building is located on a large interior urban lot. The ground floor contains storefront commercial uses that surround a centrally placed recessed entry that leads to a foyer with stairway to upstairs offices. Designed in the Beaux Arts style, it is a unique local implementation of this style with a façade that is highly articulated with a studied arrangement of decorative elements. The four storefront bays are framed with pilasters that rise to a multi-layered cornice at the parapet. These pilasters are beaded at the corners and topped by leafed capitals. The building cornice begins with a leafed frieze that also contains the building name, then a dentil course followed by a row of egg-and-dart molding, that sit under a cornice edged with vertical fluting. Above this ledger is a row of sculpted objects in an alternating pattern.
>
> The storefronts appear to be original to the building, and are matching wood framed picture windows with matching wood entry doors that have large single glass panels. Below the windows are marbled panels and tile trim work, and above are leaded transom windows containing 120 small translucent lites. Each transom also contains two vertical sets of eight lites that are clear [and operable]. The upper office windows are single glazed in tripartite groupings, and contain narrow open able uppers.
>
> The front entry door matches the storefront doors in material and is arched under a half-round fixed transom. Above the recessed front entry is a short balcony with a cast-iron railing.[3]

The building has not received any major exterior alterations since 2000; at the time of the January 2021 site visit, the building remained largely unaltered.

[3] F.Maggi and C.Duval (Dill Design Group), *SJCDHS025, 19 N. 2nd Street, San Jose, CA DPR Form* (August 23, 2000).



Figure 1. The proposed project site at 19 N. 2nd Street, outlined in red (Google Earth, imagery date August 2018).



Figure 2. The front (east) façade of 19 N. 2nd Street.

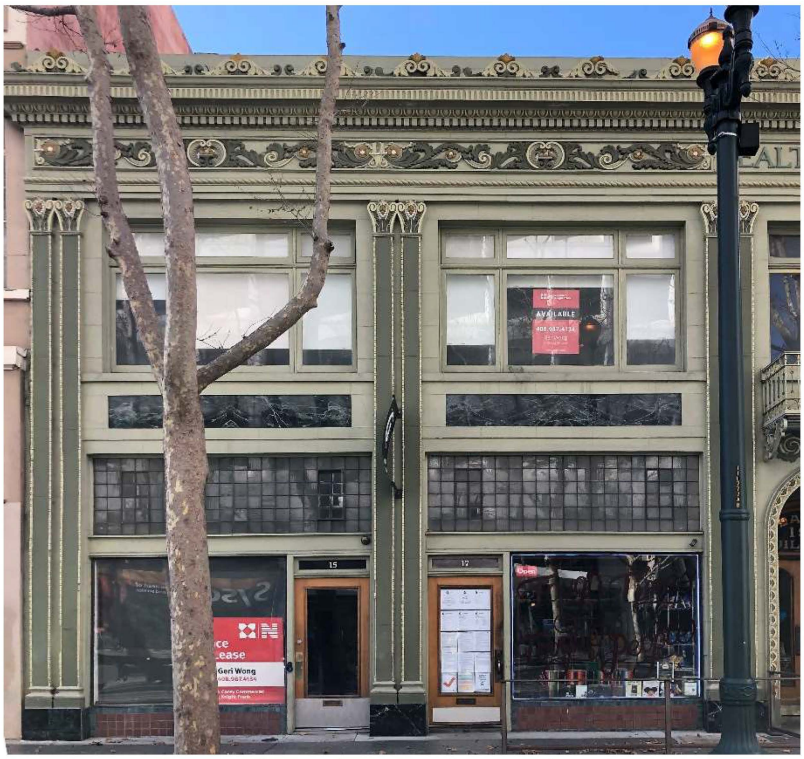


Figure 3. The southern storefronts and windows.





Figure 4 and 5. The main entrance (left) and one of the northern storefronts (right).

6. SIGNIFICANCE SUMMARY

Constructed in 1925 in the Beaux-Arts architectural style, the property is a designated City Landmark which was found eligible under the Commerce theme for the Inter-War period (1918-1945).[4] According to the *San Jose Historic Resources Inventory*, the property is also individually eligible for listing on the NRHP and CRHR.

According to the DPR from prepared by Dill Design Group (Franklin Maggi and Charlene Duval) in 2000, the building is a unique Beaux-Arts design "unrivaled in the downtown area and the larger south Bay Area. […] The building would appear to be eligible under Criterion A/1 for its association with the larger Downtown Commercial District located south of E. Santa Clara Street and under Criterion C/3 as a work of high artistic value."[5]

The evaluation does not specify the period of significance or lists character-defining features. The period of significance under Criterion A/1 would be from 1925, when the building was constructed, to the 1940s, when the downtown commercial district started to decline. The period of significance under Criterion C/3 would be 1925 when the building was constructed.

The building retains integrity of location since it has not been moved. The building has not received any major exterior alterations over time; therefore, it still retains its integrity of design, materials, and workmanship. Integrity of setting has been compromised by demolition of the late 19th and early 20th century buildings and more recent development at the subject and surrounding blocks. It retains its integrity of association and feeling since it had been continuously used for commercial purposes and still communicates its early 20th century character. Overall, the property retains sufficient integrity to communicate its significance.

The character-defining features of the 19 N. 2nd Street property are:

- Two-story front massing with flat roof and one-store rear massing with flat roof
- The symmetrical front façade
- Beaux-Arts ornamentation including pilasters with leafed capitals and a multi-layered cornice
- The recessed arched main entrance
- Four storefronts with wood framed picture windows, wood glazed entry doors, marbled and tile bulkheads, and leaded multi-lite transom windows
- Iron balcony above the entrance
- Rectangular, tripartite, wood-sash windows on the second floors.

7. ARCHITECTURAL STYLE

The commercial building at 19 N. 2nd Street was designed in the Beaux-Arts architectural style. The following paragraph is excerpted from *Dictionary of Architecture and Construction*:

> A grandiose architectural style as taught at the Ecole des Beaux Arts in Paris primarily in the 19th century, widely applied until 1930 […]. Characteristics often include formalism in design, symmetrical plans, heavily rusticated arched masonry, ashlar stone bases with rusticated stonework, especially on the ground floor and raised basement levels; sculptured figures; a massive and symmetric facade, often with a projecting central pavilion; a monumental attic story; commonly decorated with dentils; enriched entablatures; monumental flights of stairs; classical columns often set in close pairs; banded columns, engaged columns, coupled pilasters; highly decorated pilastered parapets; balconies; sculptured spandrels; decorative brackets;

[4] HL01-136, Resolution #70635 – Realty Building, *San Jose Designated City Landmarks* (2/8/2016), page 6 of 9.
[5] F. Maggi / C. Duval (Dill Design Group), *19 N. 2nd Street San Jose, CA DPR Form, August* 23, 2000.

sculptured figures; ornamental details such as cartouches, floral patterns, Greek key designs, ornamental keystones, medallions; elaborately decorated panels, and the like; the roof, commonly a flat or low-pitched, hipped, or a mansard roof; often, domes and rotundas; rectangular windows symmetrically placed, with lintels overhead; arched dormers, balustraded windows, pedimented windows, or windows with balconets; doors, commonly paneled with a glass-paneled canopy over the primary entryway, flanked by columns or pilasters; a wrought-iron grille on the exterior side of the entry door.[6]

8. SITE HISTORY

Designed by Wolfe and Higgins, the Realty Building at 19 N. 2nd Street was constructed in 1925. The building permit estimated the construction cost to be $27,800.[7] The building housed many realtors over time including Atkinson's own firm, local surveyors McMillan & McMillan, and the Wright-Eley Printing Company.[8] The office of architects Wolfe and Higgins was also in the building from 1925 to 1931.[9] The building received interior alterations in 1956, 1966, and the 1980s.[10]

The building was commissioned by William Leroy Atkinson who was a successful real estate developer in San Jose and a very influential man in Santa Clara County. He had been the head of the W. L. Atkinson & Company real estate firm, president of the local real estate association, a city council member, and head of the San Jose Chamber of Commerce.[11]

The subject building was designed by Wolfe and Higgins which was one of the most prolific architectural firms in San Jose in the early 20th century. Frank D. Wolfe (1862-1926) partnered with his son Carl Wolfe and Santa Clara architect William Ernest Higgins (1871-1936) in November 1917. The firm was among the early adopters of the Spanish Revival style. The firm produced more than 500 homes, commercial buildings, and institutional buildings including the San Jose Woman's Club and the Venetian Court Apartments in Capitola. Frank Wolfe died in 1926 but the firm continued for another five years until Carl Wolfe's death in 1931.[12]

9. HISTORIC CONTEXT

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

The Early American Period (1846 – 1869)[13]

By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.[14]

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[6] Cyril M. Harris, "Beaux-Arts style," *Dictionary of Architecture and Construction* (New York: McGraw-Hill, 2006), 100.
[7] Permit Index (1920-1929) from Sourisseau Academy for State and Local History San José State University; F. Maggi / C. Duval (Dill Design Group), *19 N. 2nd Street San Jose, CA DPR Form, August* 23, 2000.
[8] *19 N. 2nd Street San Jose, CA DPR Form.*
[9] *Building and Engineering News* (August 15, 1925), 13; San Jose City Directories via Ancestry.com.
[10] City of San Jose Permit Center.
[11] Krista Van Laan, *Wolfe & Higgins, Master Architects of the Spanish Revival* (San Jose: Archives & Architecture, 2017), 138.
[12] "Frank Delos Wolfe, San Jose's most enduring architect," http://www.frankdeloswolfe.com/index.html (accessed May 20, 2021).
[13] Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.
[14] Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of the area. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s.

The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became popular, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the mid-1880s.

Horticultural era (1870 – 1918)[15]
The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. the canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.[16]

Inter-War Period (1918 – 1945)
After World War I, San Jose entered a period of great prosperity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with

[15] Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 8-9.
[16] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

residential developments.[17] During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.[18]

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs.[19]

Industrialization and Urbanization (1945 – 1991)
Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.[20]

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.[21] The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.[22] While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater downtown area.[23]

Downtown San Jose[24]
Downtown San Jose was the cultural, civic, shopping, and economic hub for the Santa Clara Valley through World War II and into the early 1950s. With the emergence of Silicon Valley to the north, San Jose grew through aggressive annexation and development, multiplying its population in the following decades. However, the City of San Jose soon became a bedroom community for Silicon Valley, rather than its business center. During this period, there was little regard for preserving San Jose's downtown. Downtown retail began to decline in the mid-1950s. Over the course of about 15 years, retailers led an exodus from which significantly changed the previous vitality of downtown. Freeways made it easy to bypass the once-vital retail center for new modern shopping centers, malls, and office parks in the suburbs.

In 1958, San Jose moved its city hall out of downtown to a newly built office park and civic center on N. 1st Street, nearly two miles to the north. The county offices followed city hall out of downtown, as did the daily

[17] Laffey, *Historical Overview and Context for the City of San Jose* (March 30, 1992), 9.
[18] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.
[19] Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development,* July 21, 2003, 9.
[20] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* December 2004 (Revised February 2012), 46-47.
[21] PAST Consultants*, San Jose Modernism, Historic Context Statement* (June 2009)*,* 26-27; Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.
[22] PAST Consultants*, San Jose Modernism,* 26-27.
[23] Winter & Company, *Your Old House*, 15.
[24] Largely excerpted and summarized from Egon Terplan, "Shaping Downtown San Jose," SPUR (published in the April 2013 issue of *The Urbanist*), https://www.spur.org/publications/urbanist-article/2013-04-04/shaping-downtown-san-jose (accessed December 29, 2020).

paper, the Mercury News. This exodus removed hundreds of public sector and newspaper workers from downtown.

Through the 1960s, city leaders continued to pursue an outward growth agenda, but there was a growing awareness of the negative impacts of annexation. Pro-growth Hamann retired in 1969, and in 1970 the city council adopted an urban development policy that promoted infill rather than outward growth. The City of San Jose established an urban growth boundary in the 1970s and then began a long process of focusing city growth in areas with existing infrastructure, including downtown. However, by then, downtown had lost its central position in the South Bay. To refocus city growth and investment in downtown, San Jose had to fight against the trend toward decentralization. The conditions were then set-in place for significant development and revitalization of the downtown.

Starting in the 1980s, the San Jose Redevelopment Agency—by then the largest Redevelopment Agency in the state—used virtually all its power and money to try to make San Jose's downtown match the scale and the amenities of one of the nation's larger cities. Office development began to grow again in the mid-1980s, with space for traditional business services jobs such as accounting, legal and consulting. Many of these businesses went to new class-A buildings along Santa Clara Street or Almaden Boulevard.

The Martin Luther King Library (2003) and the San Jose City Hall (2005) are among the most recent civic infrastructure projects in downtown San Jose. The library project is especially significant in the attempt to reshape downtown as a social district—by being a literal connection between the downtown and the San Jose State University campus. It is also an important resource for the growing downtown residential community.

10. RECONNAISSANCE SURVEY OF SURROUNDING PROPERTIES

A reconnaissance survey of 15 properties within 200 feet of the proposed project site was carried out in January 2021. Each property was photographed and is briefly described below. Eight of these properties are listed on the City of San Jose HRI. Five properties at 52 E. Santa Clara (#4), 27-29 Fountain Alley (#6), the Bank of Italy building at 8 S. 1st Street (#7), 28 N. 1st Street (#12), and 34 N. 1st Street (#13) are designated San Jose City Landmarks. The Moderne Drug building at 42-50 E. Santa Clara Street (#5) is a Candidate City Landmark and 35-49 E. Santa Clara Street (#11) is individually eligible for the CRHR.[25] Finally, the NRHP- listed San Jose Downtown Historic District (also known as the San Jose Commercial District) is to the south of E. Santa Clara Street.

Table 1. Properties within the survey area that were identified on the City of San Jose HRI.

SURVEY #	ADDRESS	APN	NAME	ARCH. STYLE	YEAR BUILT	DESIGNATION
#4	52 E. Santa Clara	467-22-148	New Century Block	Renaissance Revival	Ca. 1886	NRHP District, City Landmark, Contributing Structure
#5	42-50 E. Santa Clara	467-22-042	Moderne Drug	Moderne	1930s	NRHP District, Candidate City Landmark, Contributing Structure
#6	28-36 E. Santa Clara 27-29 Fountain Alley	467-22-158		Italianate Commercial	1880s	NRHP District, City Landmark (27-29 Fountain Alley)
#7	8-14 S. 1st	467-22-097	Bank of Italy	Renaissance Skyscraper	Ca. 1925	NRHP District, City Landmark, Contributing Structure

[25] City of San Jose, *City of San Jose Historic Resources Inventory, February* 8, 2016, https://www.sanjoseca.gov/home/showdocument?id=24021.

SURVEY #	ADDRESS	APN	NAME	ARCH. STYLE	YEAR BUILT	DESIGNATION
#9	17-25 E. Santa Clara	467-21-024	St. Francis Block	Art Deco	1870	Structure of Merit
#11	35-49 E. Santa Clara	467-21-045			Ca. 1889	Eligible for CRHR, Structure of Merit
#12	28 N. 1st	467-54-001	Commercial Building	Renaissance Revival	1926	Eligible for NRHP, Eligible for CRHR, City Landmark
#13	34-40 N. 1st	467-21-021	Knights of Columbus Building	Richardsonian Romanesque	1926	Eligible for NRHP, Eligible for CRHR, City Landmark



Figure 6. Surveyed properties situated within 200 feet of the project site boundaries. The project site is outlined in dashed red. Properties listed on the San Jose HRI marked by an asterisk. The dashed yellow line indicates the San Jose Downtown Commercial District. (Edited from GIS Map, Office of the Assessor, County of Santa Clara, retrieved January 14, 2021.)

1. 4 N. 2nd Street, 467-21-034 to -037

Constructed in 1972-1974, these parcels feature a 14-story office tower.[26] This building, clad with reinforced concrete panels, rises above a podium level with arched arcades on the west and south. The twelve-story tower level consists of identical vertically split fixed windows recessed within reinforced concrete panels, the heads of which are curved. The building has a flat roof.



Figure 7. 75 E. Santa Clara Street.

2. 467-21-033

This is a landscaped parcel between two office towers on N. 2nd Street.



Figure 8. The subject parcel on N. 2nd Street.

[26] Nathan Donato-Weinstein, "New owner of Mercury News office complex sees gathering strength for downtown SJ," *Silicon Valley Business Journal*, July 1, 2015; "Towers @ 2nd San Jose," Harvest Properties website, https://harvestproperties.com/investments/towers-at-second/ (accessed December 29, 2020).

3. 75 E. Santa Clara Street, 467-21-040

Constructed in 1972-1974, this parcel features a 14-story office tower at the intersection of E. Santa Clara and N. 2nd streets.[27] This building, clad with reinforced concrete panels, stands on a raised podium, the face of which is recessed from the tower above. Columns or pilotis raise up from the ground and curve out to support the tower. The columns are clad with sheet metal, with glazed storefronts between. Over each storefront is a projecting canopy, topped by a balcony railing. The twelve-story tower level consists of identical vertically split fixed windows recessed within reinforced concrete panels, the heads of which are curved. The building has a flat roof.



Figure 9. 75 E. Santa Clara Street.

4. 52 E. Santa Clara Street, 467-22-148

Also known as the New Century Block, this property was identified in the City of San Jose HRI as a City Landmark and as a contributor to the NRHP-listed San Jose Downtown Commercial District. Constructed ca. 1886, this two-story Renaissance Revival building at the intersection of S. 2nd and E. Santa Clara streets is rectangular in plan.[28] A round bay window topped with a dome and a flagpole projects from the northwest corner. Both street facing facades have glazed storefronts at the first floor and arched windows at the second floor. The storefronts feature black/green marble base, large plate glass windows framed with fluted pilasters, and recessed entries. A profiled belt course separates the first from the second story. The second story features arched openings with single-hung wood windows some of which have more elaborate surrounds or projecting keystones. A projecting heavy cornice and a tall parapet with pediments run along the roof line.

[27] Nathan Donato-Weinstein, "New owner of Mercury News office complex sees gathering strength for downtown SJ," *Silicon Valley Business Journal*, July 1, 2015; "Towers @ 2nd San Jose," Harvest Properties website, https://harvestproperties.com/investments/towers-at-second/ (accessed December 29, 2020).

[28] *City of San Jose Historic Resources Inventory,* February 8, 2016.



Figure 10. 52 E. Santa Clara Street.

5. 42 E. Santa Clara Street, 467-22-042

Located at the corner of E. Santa Clara and S. 2nd streets, the 42 E. Santa Clara Street property is previously identified in the San Jose HRI as a contributor to the NRHP-listed San Jose Downtown Commercial District and as a Candidate City Landmark.[29] Constructed ca. 1937, this commercial building was designed in the Moderne architectural style.[30] The two-story structure is rectangular in plan with a flat roof. The north façade features glazed storefronts at the ground level which wrap around the east façade. The storefront level has a green and maroon tile base, large aluminum-sash fixed windows, and glazed recessed doors. A fabric awning shelters the storefronts on both sides. The stucco-clad second floor has steel-sash, 14-pane, tall windows separated by fluted pilasters. A band of stylized garland runs above the windows and pilasters.



Figure 11. 42 E. Santa Clara Street.

[29] San Jose HRI.
[30] Bonnie Bamburg, *San Jose Downtown Commercial District National Register of Historic Places Inventory-Nomination Form,* August 1980, updated February 1981.

6. 28-36 E. Santa Clara Street, 467-22-158

Identified in the City of San Jose HRI as a historic district contributor, this parcel features multiple commercial buildings, including two facing E. Santa Clara Street. Also, the parcel includes the 27-29, 33, and 37 Fountain Alley buildings (note that these buildings face south to Fountain Alley and not to E. Santa Clara Street.)

Constructed ca. 1880, the two-story Italianate commercial building at 28 E. Santa Clara Street is rectangular in plan.[31] The flat-roofed brick building has stucco cladding on the front façade. The aluminum-sash glazed storefronts are at the ground level featuring a tiled base, large plate fixed windows, recessed entries, and transoms. This level appears heavily modified. A projecting belt course runs between two floors. Four arched windows with decorative hood molds are on the second floor. Quoins frame the second floor on each side. The building is topped by a profiled projecting cornice. 28 E. Santa Clara is a contributor to the NRHP-listed San Jose Downtown Commercial District.

Constructed ca. 1880, the two-story Italianate commercial building at 36 E. Santa Clara Street is rectangular in plan.[32] The flat-roofed brick building has stucco cladding on the front façade. The heavily altered ground floor features two commercial storefronts over a tiled base. The storefronts include large plate fixed windows, recessed entries with glazed doors, and multi-lite transoms. A projecting belt course separates the ground floor from the upper level. Four hooded flattened arched windows are on the second floor. Short balusters and colonnettes frame each window. The building is topped by a profiled projecting cornice. 36 E. Santa Clara is a contributor to the NRHP-listed San Jose Downtown Commercial District.



Figure 12. 30 E. Santa Clara Street on the left and 28 E. Santa Clara Street on the right (merged from two photographs).

Constructed ca. 1884, the three-story Italianate commercial building at 27-29 Fountain Alley is rectangular in plan.[33] The building is individually listed on the NRHP, a designated City Landmark, and a contributor to the NRHP-listed San Jose Downtown Commercial District. The brick building is stucco clad. The two-tiered slanted bays with one-over-one double-hung windows dominate the front (south) façade. Recessed panels are above and below the windows. Prominent cornices are at the roof level and between the floors at the bays. The first floor commercial space has a recessed entry featuring a glazed door with a sidelite and a transom. Three large, fixed windows with transoms are to the east. Three cast iron columns are located at the first floor.

[31] Bamburg, *San Jose Downtown Commercial District*.
[32] Bamburg, *San Jose Downtown Commercial District*.
[33] Urban/Rural Conservation, *National Register of Historic Places Inventory-Nomination Form, 27-29 Fountain Alley* (May 1980).



Figure 13. 27-29 Fountain Alley.

Constructed ca. 1884, this three-story Italianate Commercial building with classical detailing is rectangular in plan. The building is previously identified in the San Jose HRI as a contributor to the NRHP-listed San Jose Downtown Commercial District .[34] The stucco clad building is capped with a flat roof. The symmetrical front façade features three aluminum-sash fixed windows flanked by glazed single doors with transoms on the first floor. Divided into two bays with double-height fluted pilasters with Corinthian capitals, the second and third floors each have two wood-sash windows. Panels with floral garlands are between the floors. A projecting cornice with moldings and brackets is attached below the parapet. 33 Fountain Alley is a contributor to the NRHP-listed San Jose Downtown Commercial District.

Constructed ca. 1920, this tall one-story vernacular commercial building is rectangular in plan.[35] The building is within the boundaries of the NRHP-listed San Jose Downtown Commercial District and it is previously identified in the San Jose HRI as an Identified Structure.[36] The stucco-clad building has a flat roof and a symmetrical front façade. A recessed entry with a glazed door, transom, and sidelites is at the center. Large, fixed windows flank the entrance. Wood panels surround the openings. A narrow band with floral decorations separates the floors. The upper level features three large fixed windows which are slightly recessed from the wall plane. A simple cornice runs along the roofline. The door and all windows are aluminum-sash. Although within the NRHP-listed San Jose Downtown Commercial District boundaries, 37 Fountain Alley is not identified as a contributor.

[34] San Jose HRI.
[35] Bonnie Bamburg, *San Jose Downtown Commercial District National Register of Historic Places Inventory-Nomination Form,* August 1980, updated February 1981.
[36] San Jose HRI.




Figures 14 and 15. 33 Fountain Alley (left) and 37 Fountain Alley (right).

7. 8-14 S. 1st Street, 467-62-001 to -020

Constructed in 1927, the Bank of Italy building is a designated City Landmark and a contributor to the NRHP-listed San Jose Downtown Commercial District.[37] This Renaissance Revival style tower is L-shaped in plan with red clay tile-clad hipped roof. A later low-rise addition is at the southeast. The building has a three-story tall, two-part podium (terra cotta clad with a granite base) and a 10-story tower rising above. The west façade facing S. 1st Street has two-story fluted columns with Corinthian capitals and octagonal granite bases supporting an ornate entablature. Two-story steel windows with decorative cast-iron features punctuate the podium level. Multiple pedestrian entrances with glazed single or double doors open to the street. The E. Santa Clara Street facing north façade has two-story pilasters below an ornate entablature and two-story windows with steel and cast-iron features. Small intra-story windows with decorative security bars are at the west and east ends. A row of rectangular single or paired punched windows along the north and west facades are at the top floor of the podium. The tower is brick masonry clad except for the top three floors which are terracotta clad. The tower has single or double punched openings on all facades. Notable features include terracotta cornice and belt course components, sheet metal cornice, copper finials, and decorative ceramic tiles.[38]

[37] San Jose Historic Resources Inventory.
[38] Summarized from Architectural Resources Group, B*ank of Italy Building, San Jose Standards Analysis, Schematic Design* (October 15, 2020), 2-3.



Figure 16. 12 S. 1st Street.

8. 15 E. Santa Clara Street, 467-21-023

Constructed in 1947-1948 and extensively remodeled in 1970, this six-story contemporary building is rectangular in plan. Located at the corner of N. 1st and E. Santa Clara streets, the building has masonry cladding and a flat roof. The front (west) façade has four recessed entries with glazed single- or double-doors. Large plate fixed windows are on both street-facing facades. Above the ground floor, the facades are mirror-images of each other featuring three punched rectangular windows and a deeply recessed curved window on each level.

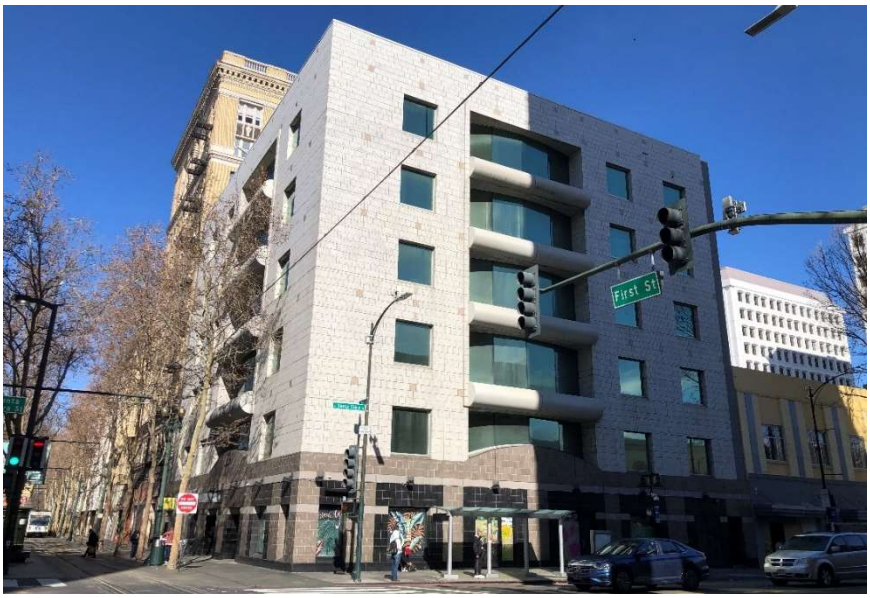


Figure 17. 15 E. Santa Clara Street.

9. 17 E. Santa Clara Street, 467-21-024

This property was identified in the City of San Jose HRI as a Structure of Merit. Constructed in 1876, the two-story Art Deco commercial building is roughly rectangular in plan.[39] It has a flat roof with a wide plain parapet and three skylights. The symmetrical front (south) façade is stucco clad. The first floor has a central entrance topped with a carved panel of Egyptian-inspired design. Two storefronts sheltered by projecting metal canopies flank the entrance. All openings on the first floor were boarded over at the time of the site visit. The second floor is embellished with four fluted pilasters. Metal casement windows with transoms are set within the pilasters. The east and west facades abut adjacent buildings. According to Google Maps, visible portions of the north and east facades are exposed brick.[40]



Figure 18. 17 E. Santa Clara Street.

10. 29 E. Santa Clara Street, 467-21-025

Constructed in the 1880s, this two-story commercial building is simply rectangular in plan and has a flat roof. It is clad in textured stucco on the first floor and smooth scored stucco on the second floor. String courses run at the cornice, above the windows, and below the window as a continuous sill. Two fluted columns/pilasters frame the first floor which features two storefronts and a recessed central entry with a glazed single door. The store to the west has a recessed entryway with glazed double doors and two fixed windows with security bars. The store to the east also features a recessed entryway with a glazed single door and a single fixed window. A mural is painted to the east. Three windows on the second floor are one-over-two with sliders. All windows and doors are aluminum-sash. The west and east façades abut adjacent buildings and are not visible.[41]

[39] *City of San Jose Historic Resources Inventory,* February 8, 2016.
[40] TreanorHL, *17-29 E. Santa Clara Street, San Jose, California, Historic Resource Assessment & Design Guidelines and Standards Compliance Review – Draft,* May 14, 2021.
[41] TreanorHL, *17-29 E. Santa Clara Street, San Jose, California, Historic Resource Assessment & Design Guidelines and Standards Compliance Review – Draft,* May 14, 2021.



Figure 19. 29 E. Santa Clara Street.

11. 35-49 E. Santa Clara Street, 467-21-045

This parcel features two adjacent commercial buildings at 35 and 49 E. Santa Clara Street.

Constructed in ca. 1890 and possibly remodeled later in the early 20th century, the three-story Moderne-inspired building at 35 E. Santa Clara Street is rectangular in plan.[42] The building has stucco cladding and a flat roof with a straight parapet. The ground level features two glazed storefronts with large fixed windows, recessed entryways, and multi-lite transoms. Three fluted columns frame the building and the central entryway that provides access to the upper levels. The primary window type is steel-sash multi-lite casement. The center bay on the front façade features a fire escape. Three simple belt courses run above each level. A straight parapet with four small octagons crowns the building.

The corner building at 49 E. Santa Clara Street is previously identified in the San Jose HRI as individually eligible for the CRHR and as a Structure of Merit. Constructed ca. 1889, this three-story Renaissance Revival commercial building is rectangular in plan.[43] The building has stucco cladding and a flat roof with a straight parapet. The ground level features glazed storefronts on both facades with divided transoms above. Two storefronts on the north façade have recessed entries with glazed doors. The main building access is through a centrally located entrance on the north façade and two recessed entries at the south end of the east façade. A projecting simple belt course separates the ground floor from the upper levels. The upper story windows feature three vertical divisions, similar to Chicago-style windows, with a wide central window and narrower side sash. There is also a similarly divided transom level above. The center bay on the front façade features an ornate fire escape. Rectangular panels embossed with a diamond are between the second and third story windows. The building is topped by a profiled projecting cornice.

[42] Sanborn maps.
[43] San Jose HRI.



Figure 20. 35 and 49 E. Santa Clara Street.

12. 28 N. 1st Street, 467-54-001 to -030

Also known as the Commercial Building, this property is previously identified in the San Jose HRI as individually eligible for the NRHP and CRHR and as a City Landmark. Constructed in 1926, this 10-story, Renaissance Revival, three-part commercial building is rectangular in plan with a flat roof.[44] The heavily altered first floor has tile and stone cladding while the upper floors are brick. Two storefronts and a deeply recessed, arched main entrance is on the first floor. A projecting ornate belt course with dentils and meander motifs separates the base from the shaft. The primary window type is wood-sash double-hung. The top two floors are above a dentilated belt course and more ornate. The upper story windows feature three vertical divisions with a wide central window and narrower side sash. A fire escape is at the south end of the front façade. The building is topped by a profiled projecting cornice.



Figure 21. 28 N. 1st Street.

13. 34 N. 1st Street, 467-21-021

The building is previously identified in the San Jose HRI as individually eligible for the NRHP and CRHR and as a City Landmark. Also known as the Knights of Columbus Building, the Richardsonian Romanesque style four-story

[44] San Jose HRI.

building was constructed in 1926.[45] The reinforced concrete building has a flat roof. The heavily altered first floor has two storefronts to the south. A tall main entrance at the north end provides access to the upper levels. Four pairs of rectangular double-sash windows with profiled surrounds punctuate the second floor. The third and fourth floors have four full height arched windows with simple metal railings. The southernmost bay on the front façade features a fire escape. The building is topped by a profiled projecting cornice.



Figure 22. 34 N. 1st Street.

14. 98 N. 1st Street, 467-21-046

Completed in 2019, this contemporary mixed-use development is L-shaped in plan. The six- to seven-story massing is articulated to create narrower façade divisions. The N. 2nd Street facing stone-clad ground floor features two deeply recessed vehicular entries and a glazed storefront assembly, possibly providing access to the lobby space. A mix of rectangular three- and four-part windows as well as projecting and recessed balconies are at the upper levels. The building has a flat roof.



Figure 23. The 98 N. 1st Street property, looking west from 2nd Street.

[45] San Jose HRI.

15. 31 N. 2nd Street, 467-21-029

Constructed in the 1960s and remodeled later,[46] this four-story office building is rectangular in plan. The stucco- and tile-clad front façade has a centrally located main entrance that features a double-height, recessed door assembly. Two pedestrian entries and one vehicular entry, all deeply recessed, also face N. 2nd Street. The upper levels have ribbon windows with tinted glazing. The building has a flat roof with parapet.



Figure 24. 31 N. 2nd Street.

San Jose Downtown Historic District

The following paragraph is taken from the City of San Jose's website:

> The San José Downtown Historic District (also known as the San José Commercial District), a National Register of Historic Places district, is located within the area between E. Santa Clara, S. First, S. Second, and S. Fourth Street (along E. Santa Clara) to E. San Fernando Street. This area contains architecturally and historically significant buildings dating from the 1870s to the early 1940s and continues to serve as Santa Clara Valley's mercantile and financial center. As a listed NRHP property, the district is automatically included on the California Register of Historical Resources (CRHR).[47]

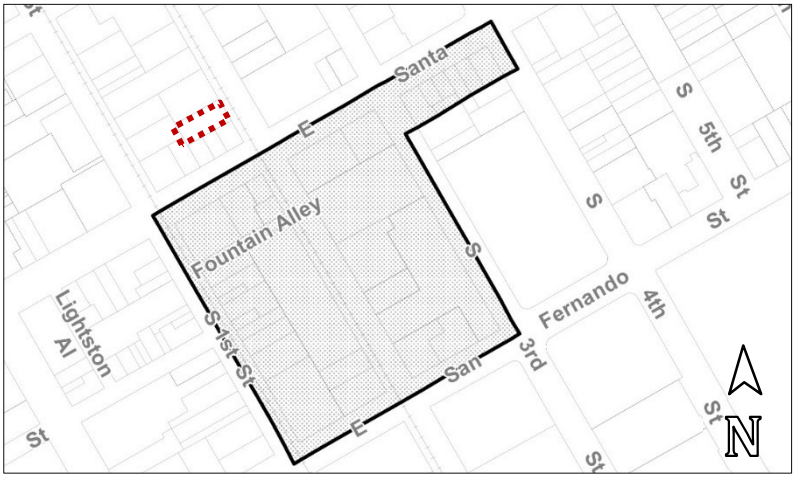


Figure 25. San Jose Downtown Commercial District map, the project site outlined in dashed red line (City of San Jose).

[46] Historic Aerials by NETR Online.

[47] "Downtown Commercial National Register District," City of San Jose website, https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/historic-preservation/historic-districts-areas/downtown-commercial-national-register-dist (accessed December 8, 2020).

Reconnaissance Survey Conclusion

# of Properties	Construction Date	Architectural Styles	Previously Identified on San Jose HRI	Significantly Altered	Notes
1 property	N/A	N/A	0	N/A	Vacant lot
3 properties	1972 – Present	Modern (2), Contemporary (1)	0	0	Not age-eligible
3 properties	1937 – 1960s	Moderne (1), Contemporary (2)	1 (#5)	2 (#8, #15)	
8 properties	1880s – 1927	Renaissance Revival (4), Italianate (1), Art Deco (1), Modern (1), Richardsonian Romanesque (1)	7 (#4, #6, #7, #9, #11, #12, #13)		

Within 200 feet of the project site, eight properties were previously identified on the San Jose HRI. Five properties at 52 E. Santa Clara (#4), 27-29 Fountain Alley (#6), 8 S. 1st Street (#7), 28 N. 1st Street (#12), and 34 N. 1st Street (#13) are designated San Jose City Landmarks. The Moderne Drug building at 42-50 E. Santa Clara Street (#5) is a Candidate City Landmark. 35-49 E. Santa Clara Street (#11) was found individually eligible for the CRHR.[48] The Downtown Commercial National Historic District is to the south of E. Santa Clara Street.

The reconnaissance survey of the surrounding 15 properties identified one vacant lot and three properties that are not age eligible for listing as historic resources (less than 50 years old). The remaining 11 properties include eight properties constructed between the 1880s-1927, and three properties constructed between 1937-1960s. Identified architectural styles include Renaissance Revival, Italianate, Richardsonian Romanesque, Moderne, Art Deco, Modern, and contemporary. None of the styles appear to be predominant within the area. All the buildings were constructed mainly for commercial uses.

The surrounding area developed in the late 19th and early 20th centuries as the commercial core of downtown San Jose along E. Santa Clara and N. 1st streets. By 1950, most of the small commercial buildings were replaced by more substantial concrete and brick structures with large footprints. The area changed drastically during the second half of the 20th century with the remodeling of the existing buildings and the construction of contemporary commercial and office buildings. More recently, multi-story contemporary apartment and mixed-use buildings have been added to the subject and neighboring blocks.

Of the 11 age-eligible properties within 200 feet of the project site, nine buildings maintain recognizable architectural styles and do not appear to be significantly altered. Seven of these buildings are eligible for listing on the NRHP (individually or as district contributors), CRHR, and as City Landmarks: 52 E. Santa Clara (#4), 42-50 E. Santa Clara Street (#5), 27-29 Fountain Alley (#6), 33 Fountain Alley (#6), 28 E. Santa Clara (#6), 36 E. Santa Clara (#6), 8 S. 1st Street (#7), 35-49 E. Santa Clara Street (#11), 28 N. 1st Street (#12), and 34 N. 1st Street (#13). Based on a visual assessment, none of the remaining four commercial buildings appear to have any individual historic architectural significance. They all appear quite modest in character; no other single building stands out as a unique or an exceptional example of a historic architectural style.

[48] City of San Jose, *City of San Jose Historic Resources Inventory, February* 8, 2016, https://www.sanjoseca.gov/home/showdocument?id=24021.

From a review of the proposed project (analyzed in detail below) and the reconnaissance survey of the surrounding area, it does not appear that any previously identified historic resources in the surrounding area would be directly or indirectly impacted. The demolition and construction activities may result in adverse impacts to the adjacent historic resources; mitigation measures are proposed below to address the protection of the historic resources.

11. REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of federal, state and local criteria used to assess historic significance.

National Register of Historic Places Criteria

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be "associated with an important historic context."[49] The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the NRHP Registration Form, these are:

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

B. Property is associated with the lives of persons significant in our past.

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D. Property has yielded, or is likely to yield, information important to prehistory or history.[50]

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[51] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[52] To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

> Location is the place where the historic property was constructed or the place where the historic event occurred...
>
> Design is the combination of elements that create the form, plan, space, structure, and style of a property...
>
> Setting is the physical environment of a historic property...
>
> Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property...

[49] National Park Service, *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15* (Washington, DC: United States Department of the Interior, 1997), 3.
[50] National Park Service, *How to Complete the National Register Registration Form, National Register Bulletin 16A* (Washington, DC: United States Department of the Interior, 1997), 75.
[51] National Park Service, *National Register Bulletin 15,* 3.
[52] Ibid., 44.

> Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory...
>
> Feeling is a property's expression of the aesthetic or historic sense of a particular period of time...
>
> Association is the direct link between an important historic event or person and a historic property.[53]

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.[54]

California Register of Historical Resources Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the CRHR are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.[55]

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.[56]

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.[57]

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.[58]

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[53] Ibid., 44-45.
[54] Ibid., 45.
[55] California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.
[56] *California Register and National Register: A Comparison*.
[57] Ibid., 2.
[58] All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[59] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[60] To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows the seven aspects of integrity identified above under the NRHP Criteria. [61]

City of San Jose Criteria

According to the City of San Jose's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), a resource qualifies as a City Landmark if it has "special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature" and is one of the following resource types:

1. An individual structure or portion thereof;
2. An integrated group of structures on a single lot;
3. A site, or portion thereof; or
4. Any combination thereof. (Sec. 13.48.020.C)

The ordinance defines the term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" as deriving from, based on, or related to any of the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;
2. Identification as, or association with, a distinctive, significant or important work or vestige:
    a. Of an architectural style, design or method of construction;
    b. Of a master architect, builder, artist or craftsman;
    c. Of high artistic merit;
    d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
    e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
    f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

The Historic Landmarks Commission reviews applications for landmark designations and "shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of

[59] United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.
[60] *How to Apply the National Register Criteria for Evaluation*, 44.
[61] Ibid., 1.

an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San Jose; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique." (Sec. 13.48.110.H)

California Environmental Quality Act (CEQA)

For the purposes of CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et.seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.
3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:
    A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
    B. Is associated with the lives of persons important in our past;
    C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
    D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines

for the California Environmental Quality Act)

When a proposed project may adversely affect a historical resource, the CEQA requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1).

Local Planning Regulations

This section provides a design analysis using the standards detailed in the *San José Downtown Design Guidelines and Standards* (2019, updated 2020). The San José City Council has adopted guidelines prepared by the Planning Division to assist with the design, construction, review and approval of development in downtown San José. These guidelines provide the minimum design standards to be applied to various developments and land uses and serve to facilitate a consistent and efficient review process of proposed developments.[62]

The *San Jose Downtown Design Guidelines and Standards* (2019, updated 2020) provide guidance for the form and design of buildings in Downtown, their appearance in the larger cityscape, and their interface with the pedestrian level. The guidelines apply generally to the General Plan Downtown Growth Area and the Diridon Station Area Plan Area; generally bounded in the south by Highway 280, on the north by Coleman Avenue, on the west by Diridon Station, and on the east by San José State University (SJSU). While the SJSU campus is not within the boundary of the Downtown Growth Area, it is included within the proposed Design Guidelines boundary since it contributes significantly to the vitality of downtown.[63] The Design Guidelines also set rules for new buildings and external alterations to non-historic buildings being built near and adjacent to historic and other key structures within the Design Guidelines boundary.

12. PROJECT ASSESSMENT

CEQA

When a proposed project may adversely affect a historical resource, CEQA requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A "substantial adverse change" is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the "significance of an historic resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources;" or "demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources..." or demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA."

[62] City of San Jose, "Design Guidelines," https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/start-a-new-project-or-use/design-guidelines (accessed September 3, 2020).
[63] City of San Jose, *San Jose Downtown Design Guidelines and Standards* (adopted April 23, 2019, amended May 21, 2019, Planning Director's update May 1, 2020), 2-3.

Current Historic Status

The subject property at 19 N. 2nd Street is a designated City Landmark which was found eligible under the Commerce theme for the Inter-War period (1918-1945). According to the San Jose HRI, 19 N. 2nd Street is also eligible to be individually listed on the NRHP and CRHR. The building appears to be eligible under Criterion A/1 for its association with the larger Downtown Commercial District located south of E. Santa Clara Street and under Criterion C/3 as a work of high artistic value. The period of significance under Criterion A/1 would be from 1925, when the building was constructed, to the 1940s, when the downtown commercial district started to decline. The period of significance under Criterion C/3 would be 1925 when the building was constructed. The property retains sufficient integrity to communicate its significance. TreanorHL concurs with the previous findings. Therefore, there is a historic resource as defined by CEQA present on the subject property and the project site.

Secretary of the Interior's Standards

The proposed project entails constructing a new building at the project site which includes a designated City Landmark at 19 N. 2nd Street, a historical resource under CEQA. A project that has been determined to conform with the Secretary of the Interior's Standards for the Treatment of Historic Properties can generally be considered to be a project that will not cause a significant impact (14 CCR Section 15126.4(b)(1)). Therefore, the proposed project is assessed for compliance with the Secretary of the Interior's Standards for Rehabilitation.

Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Analysis. The subject property at 19 N. 2nd Street is a commercial building. The proposed project includes demolition of the majority of the historic resource except for the front façade, the exterior walls, and a portion of the interior core and construction of a 22-story tower with commercial spaces on the first and second floors, and senior housing above. Although the proposed commercial spaces would continue the uses on the street, the proposed project would require a significant change to the use of the building and does not comply with Standard 1.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Analysis. The proposed project demolishes the majority of the historic resource at 19 N. 2nd Street except for its front façade, the exterior walls, and a portion of the interior core. The majority of historic materials, features, or spaces that characterize the property would be removed. Therefore, the proposed project does not comply with Standard 2.

Standard 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 architectural elements from other buildings, shall not be undertaken.

Analysis. The project proposes demolishing the historic resource at 19 N. 2nd Street except for its front façade, the exterior walls, and a portion of the interior core and constructing a 22-story tower on the parcel. The project would incorporate the existing façade, the exterior walls, and a portion of the interior core into the new building which would also feature a recessed central bay, and new projecting cornices at the 4th, 12th, 18th and the roof levels. The new projecting cornices are contemporary in design and would not mimic the existing historic features. As proposed, the project complies with Standard 3.

Standard 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Analysis. The building received interior alterations in 1956, 1966, and the 1980s.[64] It has not received any major exterior alterations, especially on the front façade. None of the recent alterations were found to have acquired historic significance in their own right. As proposed, the project complies with Standard 4.

Standard 5. Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

Analysis. The proposed project demolishes the majority of the historic resource at 19 N. 2nd Street except for its front façade, the exterior walls, and a portion of the interior core. It would destroy some features, finishes, and construction techniques; particularly the historic building's front two-story massing with flat roof and rear one-story massing with flat roof, the skylights at the rear roof, and the steel-sash windows on the west façade. Therefore, the proposed project does not comply with Standard 5.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Analysis. Conformance to Standard 6 is being assessed relative to the front facade, the exterior walls, and a portion of the interior core only since the remainder of the building would be demolished. The project drawings received in March 2022 specify that the existing finishes and elements of the front façade would be retained including the bulkheads, transoms, pilasters, storefronts, doors and windows, main entry, signage, and untinted glazing. The exterior walls, the interior core walls including walls, stairs, the first floor entry and lobby, and the second floor lobby will be saved.[65] As proposed, the project complies with Standard 6.

Standard 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Analysis. Standard 7 is not applicable. The proposed project does not include chemical or physical treatments to the historic property. Any measures taken to clean existing historic fabric should use the gentlest mean possible.

Standard 8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

Analysis. Archaeological resources are outside the scope of this assessment.

Standard 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.

[64] City of San Jose Permit Center.
[65] Anderson Architects, *North 2nd Affordable Senior Housing, Site Development H20-040,* Exterior Elevations (Option C), received March 2022.

Analysis. The proposed project would demolish the existing historical resource at 19 N. 2nd Street except for its front façade, the exterior walls, and a portion of the interior core and construct a new building on the parcel. The project would destroy some historic materials and features including the skylights at the rear roof and the steel-sash windows on the west façade, as well as the spatial relationship that characterize the property, particularly its front two-story massing with flat roof and rear one-story massing with flat roof.

The proposed new building is not compatible with the property and its environment in terms of size, scale, proportion, and massing. The 22-story tower is significantly taller than the existing building and nearby historic and contemporary buildings which range from two to 14 floors. Even though the new building's front façade steps back approximately 19' from the front parcel line and the historic façade above the second floor, the proposed massing still overwhelms the historic façade. The overall height, massing, proportion, and scale of the proposed development are far greater than those characteristics of the historic property and its environment.

The new building would feature a recessed central bay and projecting cornices at the 4th, 12th, 18th and the roof levels which are contemporary in design and would not mimic the existing historic features.

The proposed materials appear compatible with the historic building. The historic front façade is stucco clad with marble and tile bulkheads, wood doors and windows with clear glazing, leaded transoms, and cast-iron balcony railings. The proposed building would use stucco cladding, aluminum windows, and glass railings which will be compatible with the historic materials.

Therefore, the proposed project does not fully comply with Standard 9.

Standard 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.

Analysis. The proposed project would demolish the existing historic resource at 19 N. 2nd Street except its front façade, the exterior walls, and a portion of the interior core and add a 22-story tower. The future removal of the new construction would not restore the essential form and integrity of the historic property since most of the property would no longer be extant. Therefore, the proposed project does not comply with Standard 10.

Summary of Compliance to the Standards

The proposed project complies with Standards 3, 4, and 6. Standards 7, and 8 are not applicable to the proposed project. The proposed project does not comply with Standards 1, 2, 5, 9, and 10. Overall, the proposed project does not comply with the Standards, and would result in a substantial adverse change in the significance of the historic resource per CEQA.

A project that has been determined to conform with the Standards can generally be considered to be a project that will not cause a significant impact. Since this project does not fully conform with the Standards, TreanorHL subsequently conducted an integrity analysis of the historic resource at 19 N. 2nd Street to assess possible impacts (see below).

Local Planning Regulations

This section provides a design analysis using the standards detailed in the *San José Downtown Design Guidelines and Standards* (2019).

2019 City of San Jose Downtown Design Guidelines and Standards

Adopted in April 2019 and updated in May 2020, the *City of San Jose Downtown Design Guidelines and Standards* (2019 DDGS) provides a framework for addressing new construction adjacent to designated and eligible historic resources and a concentration of historic resources. The 2019 DDGS define historic adjacency as follows:

> A site has Historic Adjacency when any of the these are true:
>
> a. At least 50% of buildings fully or partially within 200 feet are on the San José Historic Resources Inventory (HRI) or are eligible for HRI listing.
> b. The site is within 100 feet of a Designated or Candidate City Landmark or contributor to a district or conservation area.
> c. The site is adjacent to a historic building on the Historic Resources Inventory (HRI) or eligible for HRI listing.
>
> The building(s) within the categories above that cause a new building to have Historic Adjacency are the new building's Historic Context.

The surrounding properties are mapped below. The project site has Historic Adjacency as defined by all sub-categories: (a) approximately 53% of the properties within 200 feet of the project site are on the San Jose HRI, (b) the site is within 100 feet of two designated City Landmarks (28 N. 1st Street, #12, and 34-40 N. 1st Street, #13), and (c) it is adjacent to one historic property identified on the HRI (35-49 E. Santa Clara Street, #11).[66] The project site is also within the "Affected Area" of a Historic Civic Icon building, the Bank of Italy. The project site is not within a designated or eligible historic district or conservation area. In this case, applicable guidelines are listed as "4.2.2 Massing Relationship to Context," "4.2.3 Civic Icon Adjacency," and "4.2.4 Historic Adjacency."

[66] *San Jose Designated Historic City Landmarks,* 2/8/2016, https://www.sanjoseca.gov/home/showpublisheddocument?id=24023 (accessed March 23, 2021); City of San Jose Public GIS Viewer.



Figure 26. The surrounding properties that are previously identified on the local inventory: the project site is outlined in dashed red, the properties listed on the San Jose HRI are marked by a blue dot, and the designated City Landmarks are highlighted in blue (City of San Jose Public GIS Viewer).

4.2.2 Massing Relationship to Context Standards. Create massing transitions between high-rises and lower-scale development.

a. *Height transition: If a new building 100 feet tall or more is across the street from or adjacent to a historic building 45 feet tall or less, the new building must step back its front façade 5 feet minimum from the front parcel or setback line at an elevation between 25 and 50 feet.*

   Analysis. The new building reaches up to 220 feet in height at the roof level and above 239 feet in height at the top of the elevator tower and is adjacent to a historical resource at 49 E. Santa Clara Street (#11, APN 467-21-045) which is less than 45 feet tall. The new building's front façade is inset approximately 19' from the front parcel line and the historic façade above the second floor (at an elevation of 26 feet). The project complies with Standard a.

b. *Width transition: If a new building is across the street from or adjacent to a historic building that is both 45 feet tall or less, and more than 30 feet narrower than the new building, the new building must create gaps in the Podium Level above the ground floor to divide its street-facing massing into segments no more than 30 feet wider than the widest of the applicable historic buildings.*

   Analysis. The new building is adjacent to the historic building at 49 E. Santa Clara Street (#11) which is less than 45 feet tall. Both the historic building and the new building are approximately 68 feet wide; therefore, Standard b does not apply.

c. *Rear transition. If a new building 100 feet tall or more is across a parcel line interior to a block from a historic building that is both 45 feet tall or less, the rear portion of the new building must maintain a transitional height of 70 feet or less within the first 20 feet from the property line.*

Analysis. The 239 feet tall new building is across a parcel line interior to a block from a historical resource at 17 E. Santa Clara Street (#9) which is less than 45 feet tall. (The 28 N. 1st Street property at #12 is more than 45 feet tall.) The first two floors are built out to the property line. The main massing of the new building is setback approximately 5' to 9' from the west property line above the second floor (at an elevation of 26 feet). The new building does not maintain the recommended transitional height; therefore, it does not comply with Standard c, relative to the historical resource at 17. E. Santa Clara Street.

4.2.3 Civic Icon Adjacency Guidelines.

a. *Use a Streetscape and landscape design that helps to unify the new and existing structure.*

Analysis. The new building preserves the entire front façade of the historic 19 N. 2nd Street building which is a designated City Landmark. It does not propose any new streetscape or landscape elements. The Beaux-Arts style façade contributes to the early 20th century character of the downtown and the Historic Civic Icon building. Therefore, it is consistent with Guideline a.

b. *Design a new building in the Civic Icon building Affected Area to avoid dominating the icon to allow the icon to stand out.*

Analysis. The new building is located within the Affected Area of the Bank of Italy building which is 200 feet south of the project site. At 22 stories and 239 feet at the top of the elevator, the new building would be significantly taller than the Bank of Italy building which is approximately 176 feet tall at the top floor (and 255 feet at the top of the antenna spire). However, because the new building is situated on and faces N. 2nd Street, northeast of the Historic Civic Icon building, it would not dominate the primary façades of the iconic building. The Bank of Italy building would still maintain a visually strong independent and iconic design. The proposed design is consistent with Guideline b.



Figure 27. The Historic Civic Icon Buildings (in orange), their affected areas (in light purple), and the important view angles. The project site is shown in dashed red line and number 1 shows is the Bank of Italy building *(San Jose Downtown Design Guidelines and Standards)*.

c. *Protect and enhance views to the Civic Icon building.*

Analysis. The new tower would be at the end of an important view angle that looks northeast from S. 1st Street to E. Santa Clara Street. It appears that the new tower would be noticeable from this angle and not allow the icon to stand out. The proposed project would not protect and enhance views to the Civic Icon building; therefore, it does not comply with Guideline c.

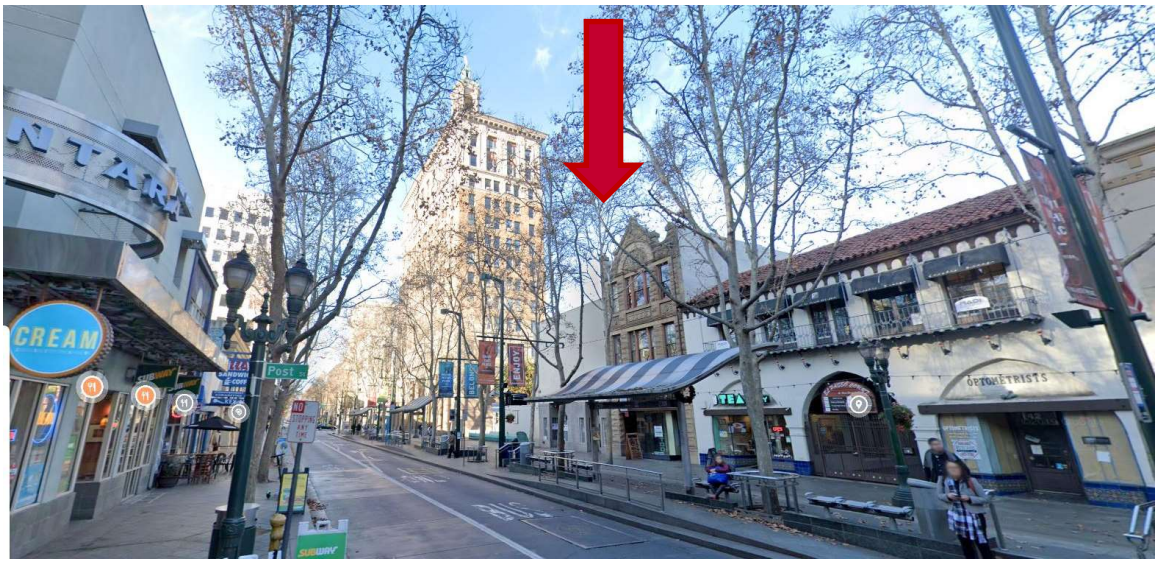


Figure 28. View of the relevant important view angle, looking north from Post and S. 1st streets towards Bank of Italy. The approximate location of the proposed tower is marked by a red arrow (Google Maps Street View, 11/2020).

4.2.4 Historic Adjacency Standards. Incorporate essential urban and architectural characteristics of historic context.

Massing

a. *Relate Podium Level building massing to the scale of Historic Context buildings by breaking a large building into masses of similar scale to Historic Context building.*

Analysis. The façade of the designated City Landmark on site would serve as the podium level for the new building. The existing two-story Beaux-Arts style façade with storefronts would relate to the scale of Historic Context buildings. The proposed project is consistent with Standard a.

b. *Design buildings with rectilinear rather than curved and diagonal forms* w*here rectilinear forms are typical of the Historic Context buildings.*

Analysis. The building complies with Standard b since the overall design has a rectilinear form.

c. *Use cornice articulation at the Podium Level at a height comparable to the heights of Historic Context buildings.*

Analysis. The façade of the designated City Landmark, including the original cornice, would be maintained and serve as the podium level for the new building. Therefore, new building is consistent with Standard c.

d. Maintain Streetwall Continuity with Historic Context buildings that are on the same side of the same street by placing the street-side facade of a new building within 5 feet of the average Historic Context building Streetwall distance from the front property line.

Analysis. Both the historical resource at 49 E. Santa Clara Street (#11) and the façade of the designated City Landmark on site were built to the property line, maintaining a continuous streetwall. As proposed, the new building would be compatible with Standard d because the City Landmark façade would be retained and the streetwall continuity would not be affected.

Facade

e. Use articulation that creates façade divisions with widths similar to Historic Context buildings on the same side of the same block (if the new building is wider).

Analysis. The new building is not wider than the adjacent Historic Context building; therefore, Standard e does not apply.

f. Do not simulate historic architecture to achieve these guidelines and standards.

Analysis. The project proposes to demolish the designated City Landmark building on site, except for its front façade, the exterior walls, and a portion of the interior core which would be incorporated into the new building. The proposed cornices above the 4th, 12th,18th, and roof levels and the recessed central bay are contemporary in design and would not mimic the existing historic features. As proposed, the new building is compatible with Standard f.

g. Place windows on facades visible from the windows of the adjacent Historic Context buildings even if this requires that the façade be set back from the property line.

Analysis. The proposed building includes windows on all exterior walls that would be visible from the windows of the adjacent Historic Context buildings on E. Santa Clara Street. Although less transparent compared to the other façades, the west (rear) façade also has windows facing the historic 28 N. 1st Street building. Therefore, the proposed project is compatible with Standard g.

Elements

h. Use some building materials that respond to Historic Context building materials.

Analysis. The Historic Context buildings mainly use stucco, masonry, terra cotta, metal, and wood trim on the exterior. The proposed new building would use stucco cladding, aluminum windows, and glass railings which would be compatible with the Historic Context buildings. The proposed building complies with Standard h.

i. *The new materials should be compatible with historic materials in scale, proportion, design, finish, texture, and durability.*

Analysis. The new building materials (e.g., stucco cladding, aluminum windows, and glass railings) appear to be compatible with the historic materials in scale, proportion, design, finish, texture, and durability. The proposed building complies with Standard i.

Ground Floor

j. Space pedestrian entries at similar distances to Historic Context building entries.

Analysis. Since the proposed new building incorporates the façade of the designated City Landmark, the existing pedestrian entries would be compatible with the Historic Context building entries. The proposed building complies with Standard j.

k. Create a ground floor with a similar floor to ceiling height as nearby Historic Context buildings.

Analysis. The proposed new building would preserve and incorporate the façade of the designated City Landmark along N. 2nd Street. The ground floor height would be consistent with the nearby Historic context buildings. As proposed, the project is compatible with Standard k.

Summary 2019 DDGS

In summary, the proposed project does not fully comply with the applicable 2019 DDGS, particularly with Standard c. Rear Transition of Guideline 4.2.2 and Guideline c of Guideline 4.2.3.

13. IMPACTS ANALYSIS

CEQA

Per CEQA, historic resources include properties eligible for listing on the National Register of Historic Places, the California Register of Historical Resources, or a local register of historic resources (as defined in Public Resources Code §5020.1(k)). A project that has been determined to conform with the Standards can generally be considered to be a project that will not cause a significant impact (14 CCR Section 15126.4(b)(1)). According to Public Resources Code §15064.5(b), a project would have a significant effect on a historic resource if it would "cause a substantial adverse change in the significance" of that resource. Specifically, "[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

Impacts to the Project Site

Given that the 19 N. 2nd Street property is a historical resource under CEQA, the proposed partial demolition of and the noncompatible addition to this building would cause a substantial adverse change and, therefore, the project would have a significant and unavoidable impact on the environment. The demolition of a historical resource usually cannot be mitigated to a less-than-significant level. Mitigation Measures are suggested (see below), but generally are not adequate under CEQA to mitigate the loss of a historical resource significant for its historic association and architecture, and the impact would remain significant and adverse.

Historic Integrity Impacts of New Construction to the Historical Resource at 19 N. 2nd Street

A project that has been determined to conform with the Standards can generally be considered to be a project that will not cause a significant impact. Since this project does not fully conform with the Standards, TreanorHL subsequently conducted an integrity analysis of the 19 N. 2nd Street property to assess possible impacts.

The proposed project entails constructing a 22-story building at a historic property that could be directly affected by the project. The National Register defines integrity as the ability of a property to convey its significance. To be listed in the NRHP, a property must not only be shown to be significant under the NRHP criteria, but it also must have integrity. To determine if a property retains the physical characteristics

corresponding to its historic context, the NRHP has identified seven aspects of integrity: location, design, setting, materials, workmanship, feeling, and association.[67]

Integrity is assessed with reference to the particular criteria for which the resource is eligible for listing. In the case of 19 N. 2nd Street, the property is a designated City Landmark and is eligible to be individually listed on the NRHP and the CRHR. According to the DPR form, the building is a unique Beaux-Arts design "unrivaled in the downtown area and the larger south Bay Area." The building appears to be eligible under Criterion C/3 as a work of high artistic value and under Criterion A/1 as associated with the larger Downtown Commercial District located south of E. Santa Clara Street.[68] The evaluation does not specify the period of significance or lists character-defining features. The period of significance under Criterion A/1 would be from 1925, when the building was constructed, to the 1940s, when the downtown commercial district started to decline. The period of significance under Criterion C/3 would be 1925 when the building was constructed.

The aspects of integrity, as defined and applied to the proposed partial demolition and alteration of the subject property, are as follows.[69]

> ***Location*** *is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.*
>
> Even though the project proposes demolishing the historic building except for its front façade, the exterior walls, and a portion of the interior core, the location of the remaining sections of the subject property would not change with the proposed project; 19 N. 2nd Street would continue to retain integrity of location.
>
> ***Design*** *is the combination of elements that create the form, plan, space, structure, and style of a property. […] Design includes such elements as organization of space, proportion, scale, technology, ornamentation, and materials.*
>
> The proposed project demolishes the historic building at 19 N. 2nd Street except for its front façade, the exterior walls, and a portion of the interior core; the overall form, massing, and structure of the property would be lost. While some of the ornamentation and materials would remain, overall, the historic building would no longer retain its integrity of design.
>
> ***Setting*** *is the physical environment of a historic property; it refers to the character of the place in which the property played its historical role.*
>
> The setting of the historic building at 19 N. 2nd Street has changed since its construction in 1925. New mixed-use and office buildings were constructed on N. 2nd and E. Santa Clara streets. Even though the setting of the area has been altered over time, the immediate intersection of N. 2nd and E. Santa Clara streets still communicates the early 20th century commercial character of the area. However, through its much greater height, the proposed project would alter the setting. Therefore, the integrity of setting would be diminished.

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[67] National Park Service, *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15* (Washington, DC: United States Department of the Interior, 1997), 44.
[68] F. Maggi / C. Duval (Dill Design Group), *19 N. 2nd Street San Jose, CA DPR Form, August* 23, 2000.
[69] Definitions of seven aspects of integrity in italics are excepted from *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15,* 44-45.

Materials *are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.*

The project proposes to demolish the existing historic building except for its front façade, the exterior walls, and a portion of the interior core; therefore, the integrity of materials would be diminished.

Workmanship *is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.*

The project proposes to demolish the existing historic building except for its front façade, the exterior walls, and a portion of the interior core; therefore, the historic building would no longer retain its integrity of workmanship.

Feeling *is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.*

Even though the Beaux-Arts front façade, the exterior walls, and a portion of the interior core of the historic building would be preserved and incorporated into the new tower, the feeling of a downtown commercial building would be lost after construction of the 22-story tower on the subject parcel. The construction of the proposed building would impact the feeling and aesthetic sense of the historic building through its increase in scale and height. The overall integrity of feeling would be impaired.

Association *is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer. Like feeling, association requires the presence of physical features that convey a property's character. […] Because feeling and association depend on individual perceptions, their retention alone is never sufficient to support eligibility of a property for the National Register.*

The subject building is largely significant for its association with downtown San Jose's commercial development and for its Beaux-Arts style architecture. The proposed development is a contemporary mixed-use project with commercial spaces at the first and second levels, and senior housing at the upper floors. The proposed demolition of the building and the introduction of new uses would diminish the integrity of association.

The overall integrity of the historic building at 19 N. 2nd Street would be substantially impaired by the proposed project. After the partial demolition of the existing historic building and construction of the new tower, the historic resource would not retain its overall historic character that qualifies it for listing as a historic resource. The proposed project would appear to have a significant and unavoidable impact on the environment. Mitigation Measures are suggested, but generally are not adequate under CEQA to mitigate the loss of a historical resource significant for its historic association and architecture, and the impact would remain significant and adverse.

Mitigation Measure 1: Protection measures for the façade and interior features of the designated City Landmark.
Prepare and implement a Historical Resource Protection Plan (HRPP) to protect the historic fabric of the designated City Landmark at 19 N. 2nd Street from direct or indirect impacts during construction activities. The permittee will, prior to the commencement of construction activities, prepare a plan establishing procedures to protect the resource. The permittee will ensure the contractor follows this plan while working in/near the historical resource. The plan will be prepared by a qualified historical architect. At a minimum, the plan should include:

- Guidelines for operation of construction equipment adjacent to the historical resource,
- Requirements for monitoring and documenting compliance with the plan, and,
- Education/training of construction workers about the significance of the historical resource.

Mitigation Measure 2: HABS-Level Documentation. Documentation usually consists of a written history of the property, plans, drawings of the historic resource, and photographs. Often, reference is made to the Historic American Buildings Survey (HABS) and its guidelines for preparing histories, drawings, and photographs. HABS documentation is referenced because it is recognized throughout the country as the standard way of documenting historic resources.

Prior to demolition of 19 N. 2nd Street the property will be recorded following the specifications set by the Historic American Buildings Survey (HABS).[70] This documentation will include:

- Drawings – sketch floor plans of the buildings and a site plan.
- Photographs – digital photographs meeting the National Register Photo Policy Factsheet (updated 5/15/2013).[71]
- Written data – a historical report or the DPR 523 forms featuring the property description, history of the property, and historical significance evaluation.

An architectural historian meeting the qualifications in the *Secretary of the Interior's Professional Qualification Standards* will oversee the preparation of the sketch plans, photographs, and written data. The documentation shall be reviewed and approved by the City of San Jose Historic Preservation Officer. After City review and approval, the documentation shall be printed on archival paper and submitted to History San Jose.

Mitigation Measure 3: Commemoration and Public Interpretation. Since the proposed project includes the demolition of a designated City Landmark, a commemorative interpretive program, exhibit or display shall be designed by a qualified consultant and implemented by the permittee. the design of the proposed commemoration and public interpretation shall be submitted to the City of San Jose Historic Preservation Officer for review and approval. After City review and approval, the final product shall be placed in a suitable, publicly accessible location on the site as determined by the City.

Mitigation Measure 4: Digital book. The content from the drawings, historical photographs, HABS photography, historical report, and field notes will be made available to the public through a digital book. The book shall also be printed and filed with the San Jose Library's California Room and History San Jose. The digital book must first be reviewed and approved by the Director of Planning Building and Code Enforcement or Director's designee before distribution.

Mitigation Measure 5: Video recordation. A video documenting the affected historical resource and its setting should be recorded. The documentation shall be conducted and narrated by a qualified professional meeting the qualifications in the *Secretary of the Interior's Professional Qualification Standards.* The documentation shall include as much information as possible—using visuals in combination with narration—about the materials, construction methods, current condition, historic use, and historic context of the historical resource. The City will decide how to distribute or share the video with public. The video must first be reviewed and approved by the Director of Planning Building and Code Enforcement or Director's designee before distribution.

[70] "HABS Guidelines," National Park Service, https://www.nps.gov/hdp/standards/habsguidelines.htm (accessed February 19, 2021).
[71] National Park Service, "National Register Photo Policy Factsheet updated 5/15/2013," https://www.nps.gov/subjects/nationalregister/upload/Photo_Policy_update_2013_05_15_508.pdf (accessed February 26, 2021).

Mitigation Measure 6: Salvage interior architectural features. Prior to demolition of the subject building, the appropriate architectural materials on the site will be salvaged and preferably incorporated into the new design or used as part of interpretive program or made available to museums, archives, curation facilities, the public, and nonprofit organizations to preserve, interpret, and display the history of the historical resource. No materials shall be salvaged or removed until HABS recordation and documentation are completed, and an inventory of key exterior and interior features and materials is completed by Secretary of the Interior–qualified professionals.

Impacts to Adjacent Historic Resources by Construction-Related Activities

According to the San Jose DDGS analysis above, the project site at 19 N. 2nd Street is adjacent to multiple designated and eligible resources as well as a concentration of resources. The properties defined as adjacent by the DDGS are 52 E. Santa Clara Street, #4; 42-50 E. Santa Clara Street, #5; 28-36 E. Santa Clara Street, #6; 8-14 S. 1st Street, #7; 17-25 E. Santa Clara Street, #9; 35-49 E. Santa Clara Street, #11; 28 N. 1st Street, #12, and 34-40 N. 1st Street, #13. Although the proposed project is only partially compliant to the applicable DDGS; the proposed project would not substantially impair the significance and integrity of the adjacent historic properties identified on the San Jose HRI. However, demolition and construction activities may result in adverse impacts to the immediately adjacent historic resources.

The activities related to the physical undertaking of the project (i.e., from operation of construction equipment, staging, and material storage) would have the potential to physically damage the identified immediately adjacent historic resources—49 E. Santa Clara Street (#11), individually eligible for the CRHR, and 28 N. 1st Street (#12), a designated City Landmark—which could cause a substantial adverse change in the significance of historic resources and therefore require mitigation measures. The adjacent property at 17 E. Santa Clara Street (#9) is listed as a Structure of Merit on the local inventory. While the City of San Jose deems Structures of Merit as important local resources, they are not considered significant historical resources under CEQA, and therefore are not considered under this impact analysis.[72]

The proposed project includes construction of a new 22-story building and would also require below-grade excavation and foundation work, new building framing, and possible pile driving. These construction activities may produce ground borne vibrations that would result in potentially significant adverse impacts to the identified adjacent historic resources. Such impacts could include unintentional damage to or destruction of character-defining features at the historic façades or historic building materials through physical impacts or cracking or damage due to demolition- or construction-related vibrations. With implementation of Mitigation Measures 6a through 6d described below, the potential for project construction-related impacts to the identified historic resources would be reduced to less-than-significant. The City would determine if any of the following measures would apply to the Structure of Merit at 17 E. Santa Clara Street.

Mitigation Measure 7a. Prior to any ground disturbing activities, a qualified Historic Architect meeting the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture shall conduct a study of the identified adjacent historic resources. The purpose of the study is to establish the baseline condition of the identified adjacent historic resources prior to construction, including the location and extent of any visible cracks, chipping, flaking, or spalls. The documentation shall take the form of written descriptions and visual illustrations and/or photographs and shall include those physical characteristics of the resources that conveys their historic significance and that justifies their inclusion on the national, state, or local inventories. The documentation shall be reviewed and approved by the City of San Jose's Historic Preservation Officer (HPO).

[72] City of San Jose, *Draft Environmental Impact Report, 237 Industrial Center Project* (June 2017), 120.

Mitigation Measure 7b. A qualified geologist, or other professional with expertise in ground vibration and its effect on existing structures, shall prepare a study of the potential of vibrations caused by excavation and construction activities associated with the proposed project. Based on the results of the study, vibration limits shall be applied to the identified adjacent historic resources. If construction vibrations are above threshold levels, modifications shall be made to reduce vibrations to below established levels..

Mitigation Measure 7c. *Prepare and implement a Historical Resources Protection Plan (HRPP).* The permittee shall, prior to issuance of demolition permit, grading permit, or any ground-disturbing work (whichever comes first), prepare a HRPP plan to protect the identified adjacent historic resources from direct or indirect impacts during construction activities. The permittee shall ensure the contractor follows this plan while working near the historic resources. The plan shall be prepared by a qualified historical architect and shall be review by the Director of Planning Building and Code Enforcement or Director's designee. At a minimum, the plan shall include:

- guidelines for operation of construction equipment adjacent to the historic resources,
- means and methods to reduce vibrations from excavation and construction,
- requirements for monitoring and documenting compliance with the plan, and,
- education/training of construction workers about the significance of the adjacent historic resources.

Mitigation Measure 7d. A qualified team (team) of at least one qualified historical architect and one qualified structural engineer shall make periodic site visits to monitor the condition of the identified historic resources and provide detailed reports to the Director of Planning Building and Code Enforcement or Director's designee noting any concerns as well as recommended corrective actions. Monitoring shall include the use of any instruments deemed necessary by the historic architect or structural engineer. For historic structures, the historical architect shall consult with a structural engineer if any problems with character-defining features are discovered. If, in the opinion of the historical architect, substantial adverse impacts related to construction activities are found during construction, the historical architect shall so inform the permittee. The permittee shall respond accordingly to the historical architect's recommendations for corrective measures, including halting construction in situations where construction activities would imminently endanger historic resources.

If in the opinion of the team, damage occurs to the any identified adjacent historic resources, the monitoring team shall so inform the permittee, or permittee's designated representative responsible for construction activities, as well as the City's HPO. The permittee shall adhere to the monitoring team's recommendations for corrective measures, including potentially halting construction in situations where construction activities would imminently endanger the historic resources. In the event of damage to historic resources during construction, the permittee shall ensure that the repair work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties and shall appropriately restore.

The team shall prepare a report documenting the site visits. The HPO shall determine the frequency of the reporting period.

With implementation of Measures 7a through 7d, the potential for project construction-related impacts to the identified historic resources would be reduced to less-than-significant.

Summary Impacts Analysis

The proposed project entails constructing a 22-story building at the project site which includes a historic resource at 19 N. 2nd Street. Generally, a project that has been determined to conform with the Standards can be considered to be a project that will not cause a significant impact per CEQA. In summary the Standards analysis

for the proposed project showed that the proposed project complies with Standards 3, 4, and 6; Standards 7, and 8 are not applicable; and the proposed project does not comply with Standards 1, 2, 5, 9, and 10. Therefore, the proposed project does not fully comply with the Standards.

Since this project does not fully conform with the Standards, TreanorHL subsequently conducted an integrity analysis of the 19 N. 2nd Street property to assess possible impacts. To be listed in the NRHP or CRHR, a property must not only be shown to be significant under the NRHP/CRHR criteria, but it also must have integrity. Overall, the subject property would not retain its integrity; therefore, the project will result in a substantial adverse change in the significance of the historic resource per CEQA.

Given that the 19 N. 2nd Street property is a historical resource under CEQA, the proposed partial demolition of and 22-story addition to this building would cause a substantial adverse change and, therefore, the project would have a significant and unavoidable impact on the environment. The demolition of a historical resource usually cannot be mitigated to a less-than-significant level. The suggested mitigation measures are generally not adequate under CEQA to mitigate the loss of a historical resource significant for its historic association and architecture, and the impact would remain significant and adverse.

The activities related to the physical undertaking of the project would have the potential to physically damage the existing City Landmark at 19 N. 2nd Street and the adjacent historic resources. With implementation of recommended mitigation measures, the potential for project construction-related impacts to the identified historic resources would be reduced to less-than-significant.

Local Planning Regulations

The project proposes demolishing the existing two-story commercial building at 19 N. 2nd Street except for its front façade. Since the building is a designated City Landmark, the demolition would be detrimental to the potential historic structure and would be inconsistent with the "Chapter 13.48 Historic Preservation" of the municipal code.

Although the proposed project is only partially compliant to the applicable 2019 DDGS; the proposed project would not substantially impair the significance and integrity of the adjacent historic properties identified on the San Jose HRI. No impacts have been identified or recommendations made for the adjacent buildings per local standards and guidelines.

14. CONCLUSION

The building at 19 N. 2nd Street is a designated City Landmark which was found eligible under the Commerce theme for the Inter-War period (1918-1945).[73] According to the *San Jose Historic Resources Inventory*, the property was also found eligible to be listed on the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR). The building appears individually eligible under Criterion A/1 for its association with the larger Downtown Commercial District located south of E. Santa Clara Street and under Criterion C/3 as a work of high artistic value. The period of significance under Criterion A/1 would be from 1925, when the building was constructed, to the 1940s, when the downtown commercial district started to decline. The period of significance under Criterion C/3 would be 1925 when the building was constructed. The subject property retains sufficient integrity to communicate its significance.

[73] HL01-136, Resolution #70635 – Realty Building, *San Jose Designated City Landmarks* (2/8/2016), page 6 of 9.

The proposed project entails constructing a 22-story building at the project site which includes a historic resource at 19 N. 2nd Street. Generally, a project that has been determined to conform with the Standards can be considered to be a project that will not cause a significant impact per CEQA. In summary the Standards analysis for the proposed project showed that the proposed project complies with Standards 3, 4, and 6; Standards 7, and 8 are not applicable; and the proposed project does not comply with Standards 1, 2, 5, 9, and 10. Therefore, the proposed project does not fully comply with the Standards.

Since this project does not fully conform with the Standards, TreanorHL subsequently conducted an integrity analysis of the 19 N. 2nd Street property to assess possible impacts. To be listed in the NRHP or CRHR, a property must not only be shown to be significant under the NRHP/CRHR criteria, but it also must have integrity. Overall, the subject property would not retain its integrity; therefore, the project will result in a substantial adverse change in the significance of the historic resource per CEQA.

Given that the 19 N. 2nd Street property is a historical resource under CEQA, the proposed partial demolition of and 22-story addition to this building would cause a substantial adverse change and, therefore, the project would have a significant and unavoidable impact on the environment. The demolition of a historical resource usually cannot be mitigated to a less-than-significant level. The suggested mitigation measures are generally not adequate under CEQA to mitigate the loss of a historical resource significant for its historic association and architecture, and the impact would remain significant and adverse.

The activities related to the physical undertaking of the project would have the potential to physically damage the adjacent historic resources. With implementation of recommended mitigation measures, the potential for project construction-related impacts to the identified historic resources would be reduced to less-than-significant.

The project proposes partially demolishing the existing commercial building at 19 N. 2nd Street which is a designated City Landmark. The demolition would be detrimental to the potential historic structure and would be inconsistent with the "Chapter 13.48 Historic Preservation" of the municipal code. The proposed project design is not fully compatible with the *San José Downtown Design Guidelines and Standards* (2019, updated 2020). In summary, the proposed project does not fully comply with the applicable 2019 Guidelines and Standards, particularly with Standard c. Rear Transition of Guideline 4.2.2and Guideline c of Guideline 4.2.3. Even though the proposed project only partially complies with the local standards and guidelines, the proposed project would not substantially impair the significance and integrity of the adjacent previously identified properties; they would continue to be listed in the San Jose HRI.

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APPENDIX

DPR 523 FORMS

PROJECT DRAWINGS

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____
Other Listings _____
Review Code _____ Reviewer _____ Date _____

***Resource Name or #** (Assigned by Recorder): SJCDHS025

P1. Other Identifier: None

***P2. Location:** **Not for Publication** **X Unrestricted** ***a. County** Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** San Jose West **Date** 1980 Photorevised T. 7S.; R. 1E.; Mt Diablo B.M.

c. Address: 19 N 2nd St. **City** San Jose **ZIP:** 95113

d. UTM: (Give more than one for large/or linear resources) 10S 598361mE 4132864mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 467-21-028

***P3a. Description::** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Historically known as the Realty Building, this two-story concrete-built commercial office building is located on a large interior urban lot. The ground floor contains storefront commercial uses that surround a centrally placed recessed entry that leads to a foyer with stairway to upstairs offices. Designed in the Beaux Arts style, it is a unique local implementation of this style with a façade that is highly articulated with a studied arrangement of decorative elements. The four storefront bays are framed with pilasters that rise to a multi-layered cornice at the parapet. These pilasters are beaded at the corners and topped by leafed capitals. The building cornice begins with a leafed frieze that also contains the building name, then a dentil course followed by a row of egg-and-dart molding, that sit under a cornice edged with vertical fluting. Above this ledger is a row of sculpted objects in an alternating pattern.

The storefronts appear to be original to the building, and are matching wood framed picture windows with matching wood entry doors that have large single glass panels. Below the windows are marbled panels and tile trimwork, and above are leaded transom windows containing 120 small translucent lites. Each transom also contains two vertical sets of eight lites that are clear. The upper office windows are single glazed in tripartite groupings, and contain narrow open able uppers.

The front entry door matches the storefront doors in material and is arched under a half-round fixed transom. Above the recessed front entry is a short balcony with a cast-iron railing. The building is in excellent condition; restored in 1984.

***P3b. Resource Attributes:** (List attributes and codes) HP6. 1-3 story commercial bldg.

***P4 Resources Present:** X Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
6/2000
View from southeast

***P6. Date Constructed/Age Sources:**
1925
SJBP

***P7. Owner and Address:**
Realty Building Co.of S.J.
19 N 2nd St
San Jose CA 95113

***P8. Recorded by:**
F.Maggi/C.Duval
Dill Design Group
110 North Santa Cruz Ave
Los Gatos CA 95030

***P9. Date Recorded:** Aug. 23, 2000

***P10. Survey Type:** (Describe)
Survey Update

***P11. Report Citation:** (City survey report and other sources, or enter "none".)

Dill Design Group, San Jose Downtown Historic Survey, for the City of San Jose, August 2000

***Attachments:** NONE Location Map Sketch Map Continuation Sheet X Building, Structure and Object Record Archaeological Record District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING. STRUCTURE. AND OBJECT RECORD

***NRHP Status Code:** 2S2

***Resource Name or #** (Assigned by recorder): SJCDHS025

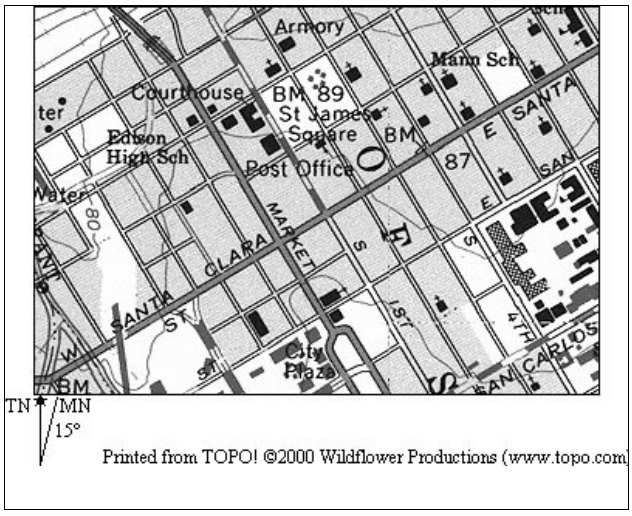
B1. Historic Name: Realty Bldg.
B2. Common Name: Realty Bldg.
B3. Original Use: Retail commercial / offices **B4. Present Use:** Retail commercial / offices
***B5. Architectural Style:** Beaux Arts
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Built 1925

***B7. Moved?** no **Date:** n/a **Original Location:** n/a
***B8. Related Features:** none
B9. Architect: Wolfe and Higgins **b. Builder:** Not known
***B10. Significance: Theme** Commerce **Area** Downtown San Jose
Period of Significance 1925-1945 **Property Type** commercial storefront/of **Applicable Criteria** A & C
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Built on the site of the 19th century Methodist Episcopal Church, the Realty Building was constructed in 1925 by owner W. L. Atkinson. The building permit estimated the cost to be $27,800. The building subsequently housed many realtors, including Atkinson's firm, as well as well-known local surveyors McMillan & McMillan, architect W. E. Higgins, and the Wright-Eley Printing Co.
The building is in original condition and is a unique Beaux Arts design, unrivaled in the downtown area and the larger south Bay Area. It has previously been determined eligible for the National Register through a consensus determination, and would appear to be eligible under Criterion C as a work of high artistic value and under Criterion A as associated with the larger Downtown Commercial District located nearly south of East Santa Clara Street.

B11. Additional Resource Attributes: (List attributes and codes) None
***B12. References**

San Jose Building Permit, #287(2/26/25).
San Jose City Directories 1925-1950.



B13. Remarks: None
***B14. Evaluator:** Franklin Maggi
***Date of Evaluation:** Aug. 23, 2000

(This space reserved for official comments)

Continuation Sheets for the 19 N. 2nd Street DPR Form are prepared by TreanorHL in May 2021 as an update to the *Primary Record* and *Building, Structure, and Object Record* pages previously recorded by F. Maggi/C. Duval (August 23, 2000).

***P3a. Description, Continued:**
The building has not received any major exterior alterations since 2000; at the time of the January 2021 site visit, the building remained largely unaltered.



The front (east) façade of 19 N. 2nd Street (TreanorHL, January 2021).

***P11. Report Citation, Continued:**
TreanorHL, *19 N. 2nd Street, San Jose, California Historic Resource Assessment & Design Guidelines and Standards Compliance Review – Draft,* May 28, 2020.

***B10. Significance, Continued:**
Significance Summary
Constructed in 1925 in the Beaux-Arts architectural style, the property is a designated City Landmark which was found eligible under the Commerce theme for the Inter-War period (1918-1945).[1] According to the *San Jose Historic Resources Inventory*, the property was also found eligible to be individually listed on the NRHP and CRHR.

According to the DPR from prepared by Franklin Maggi in 2000, the building is a unique Beaux-Arts design "unrivaled in the downtown area and the larger south Bay Area. […] The building would appear to be eligible under Criterion A/1 for its association with the larger Downtown Commercial District located south of E. Santa Clara Street and under Criterion C/3 as a work of high artistic value."[2]

The evaluation does not specify the period of significance or list character-defining features. The period of significance under Criterion A/1 would be from 1925, when the building was constructed, to the 1940s, when the downtown commercial district started to decline. The period of significance under Criterion C/3 would be 1925 when the building was constructed.

The building at 19 N. 2nd Street retains integrity of location since it has not been moved. The building has not received any major exterior alterations over time; therefore, it still retains its integrity of design, materials, and workmanship. Integrity of setting has been compromised by demolition of the late 19th and early 20th century buildings and more recent development at the subject and surrounding blocks. It retains its integrity of association and feeling since it had been continuously used for commercial purposes and still communicates its early 20th century character. Overall, the property retains sufficient integrity to communicate its significance.

The character-defining features of the 19 N. 2nd Street property are:

- Two-story front massing with flat roof and one-store rear massing with flat roof
- The symmetrical front façade
- Beaux-Arts ornamentation including pilasters with leafed capitals and a multi-layered cornice
- The recessed arched main entrance
- Four storefronts with wood framed picture windows, wood glazed entry doors, marbled and tile bulkheads, and leaded multi-lite transom windows
- Iron balcony above the entrance
- Rectangular, tripartite, wood-sash windows on the second floors.

Architectural Style

The commercial building at 19 N. 2nd Street was designed in the Beaux-Arts architectural style. The following paragraph is excerpted from *Dictionary of Architecture and Construction*:

> A grandiose architectural style as taught at the Ecole des Beaux Arts in Paris primarily in the 19th century, widely applied until 1930 […]. Characteristics often include formalism in design, symmetrical plans, heavily rusticated arched masonry, ashlar stone bases with rusticated stonework, especially on the ground floor and raised basement levels; sculptured figures; a massive and symmetric facade, often with a projecting central pavilion; a monumental attic story; commonly decorated with dentils; enriched entablatures; monumental flights of stairs; classical columns often set in close pairs; banded columns, engaged columns, coupled pilasters; highly decorated pilastered parapets; balconies; sculptured spandrels; decorative brackets; sculptured figures; ornamental details such as cartouches, floral patterns, Greek key designs, ornamental keystones, medallions; elaborately decorated panels, and the like; the roof, commonly a flat or low-pitched, hipped, or a mansard roof; often, domes and rotundas; rectangular windows symmetrically placed, with lintels overhead; arched dormers, balustraded windows, pedimented windows, or windows with balconets; doors, commonly paneled with a glass-paneled canopy over the primary entryway, flanked by columns or pilasters; a wrought-

iron grille on the exterior side of the entry door.[3]

Site History

Designed by Wolfe and Higgins, the Realty Building at 19 N. 2nd Street was constructed in 1925. The building permit estimated the construction cost to be $27,800.[4] The building housed many realtors over time including Atkinson's own firm, local surveyors McMillan & McMillan, and the Wright-Eley Printing Company.[5] The office of architects Wolfe and Higgins was also in the building from 1925 to 1931.[6] The building received interior alterations in 1956, 1966, and the 1980s.[7]

The building was commissioned by William Leroy Atkinson who was a successful real estate developer in San Jose and a very influential man in Santa Clara County. He had been the head of the W. L. Atkinson & Company real estate firm, president of the local real estate association, a city council member, and head of the San Jose Chamber of Commerce.[8]

The subject building was designed by Wolfe and Higgins which was one of the most prolific architectural firms in San Jose in the early 20th century. Frank D. Wolfe (1862-1926) partnered with his son Carl Wolfe and Santa Clara architect William Ernest Higgins (1871-1936) in November 1917. The firm was among the early adopters of the Spanish Revival style. The firm produced more than 500 homes, commercial buildings, and institutional buildings including the San Jose Woman's Club and the Venetian Court Apartments in Capitola. Frank Wolfe died in 1926 but the firm continued for another five years until Carl Wolfe's death in 1931.[9]

Historic Context

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south.

The Early American Period (1846 – 1869)[10]

By the 1850s the commercial district of the growing community centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.[11]

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of the area. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investment in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core—a large number of residential buildings were constructed in the 1860s and 1870s.

The single-family homes built in this era derived from popular Victorian era styles. These were wood frame structures, vertical in massing and typically had steep gable roofs, dormers and wide ornamental porches. By the late 1860s, the Italianate style balloon-framed residences became popular, but they were gradually replaced by the modern platform framing methods and the Queen Anne architectural style in the

mid-1880s.

Horticultural era (1870 – 1918)[12]
The horticultural potential of the Santa Clara Valley was recognized by the mission fathers who established small orchards and vineyards. By the 1860s, orchards were being set out in East San Jose, Milpitas, and the north valley. In the 1870s increasing residential and business growth led to the shifting of the orchard lands to new communities such as the Willows, Berryessa, Los Gatos, and Saratoga. The 1880s saw orchards expanding into the Campbell, Evergreen, and Edenvale areas. Orchard products, the most popular of which was prunes, dominated agricultural production by the end of the century and fruit production peaked in the 1920s. the canning industry also started in the 1870s in residential San Jose, and the fruit canning and packing industry quickly grew to become the urban counterpart of the valley's orchards.

Commercial growth boomed in the 1880s and steadily grew toward the end of the century. The business district of San Jose moved southward along First Street. A new city hall, the port office, and many large commercial buildings and business blocks were constructed.

Changes in transportation during this period also influenced the development patterns: the first electric streetcar line was built between San Jose and Santa Clara in 1887-1888; trolley lines within the city served multiple neighborhoods; the Interurban Railroad had lines to Saratoga, Campbell, and Los Gatos by 1905; and the Peninsular Railway had lines from San Jose to Palo Alto and Cupertino by 1915.

The first automobiles appeared in the valley in the late 1890s. Several pioneer automobile factories were established in San Jose after 1900. The first experiments in aviation and communications also took place during this period.

Commercial development was also rapid during this period: much of the older housing stock in the downtown was relocated to the edges to make way for commercial and industrial development. The gaps in the urban fabric were filled to meet emerging housing needs.[13]

Inter-War Period (1918 – 1945)
After World War I, San Jose entered a period of great prosperity. Three projects were initiated in 1929 that spurred growth: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. During the post-war period, population growth continued to expand urban boundaries, and orchards were replaced with residential developments.[14] During the 1930s, single-family residential subdivisions were designed in a variety of Period Revival styles—most prominent being Tudor Revival, Spanish Colonial Revival and Colonial Revival styles.[15]

By the 1930s the automobile was growing in prominence and the railway ceased to operate. With the growing reliance on the automobile and the development of the suburbs, downtown businesses began to move out of the city center to the suburbs.[16]

Industrialization and Urbanization (1945 – 1991)
Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was

dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.[17]

Following World War II, modern design dominated new residential development. New industrial jobs attracted many new residents to San Jose which became one of the fastest growing cities in the nation. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region: between 1950 and 1975, the population increased from 95,000 to over 500,000 and the area of the city grew from 17 square miles to over 200 square miles. The residential subdivisions as well as commercial and industrial centers replaced orchards outside the central city core.[18] The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.[19] While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater downtown area.[20]

Downtown San Jose[21]
Downtown San Jose was the cultural, civic, shopping, and economic hub for the Santa Clara Valley through World War II and into the early 1950s. With the emergence of Silicon Valley to the north, San Jose grew through aggressive annexation and development, multiplying its population in the following decades. However, the City of San Jose soon became a bedroom community for Silicon Valley, rather than its business center. During this period, there was little regard for preserving San Jose's downtown. Downtown retail began to decline in the mid-1950s. Over the course of about 15 years, retailers led an exodus from which significantly changed the previous vitality of downtown. Freeways made it easy to bypass the once-vital retail center for new modern shopping centers, malls, and office parks in the suburbs.

In 1958, San Jose moved its city hall out of downtown to a newly built office park and civic center on N. 1st Street, nearly two miles to the north. The county offices followed city hall out of downtown, as did the daily paper, the Mercury News. This exodus removed hundreds of public sector and newspaper workers from downtown.

Through the 1960s, city leaders continued to pursue an outward growth agenda, but there was a growing awareness of the negative impacts of annexation. Pro-growth Hamann retired in 1969, and in 1970 the city council adopted an urban development policy that promoted infill rather than outward growth. The City of San Jose established an urban growth boundary in the 1970s and then began a long process of focusing city growth in areas with existing infrastructure, including downtown. However, by then, downtown had lost its central position in the South Bay. To refocus city growth and investment in downtown, San Jose had to fight against the trend toward decentralization. The conditions were then set-in place for significant development and revitalization of the downtown.

Starting in the 1980s, the San Jose Redevelopment Agency—by then the largest Redevelopment Agency in the state—used virtually all its power and money to try to make San Jose's downtown match the scale and the amenities of one of the nation's larger cities. Office development began to grow again in the mid-1980s, with space for traditional business services jobs such as accounting, legal and consulting. Many of these businesses went to new class-A buildings along Santa Clara Street or Almaden Boulevard.

The Martin Luther King Library (2003) and the San Jose City Hall (2005) are among the most recent civic infrastructure projects in downtown San Jose. The library project is especially significant in the attempt to reshape downtown as a social district—by being a literal connection between the downtown and the San Jose State University campus. It is also an important resource for the growing downtown residential community.

***B12. References (Endnotes):**

[1] HL01-136, Resolution #70635 – Realty Building, *San Jose Designated City Landmarks* (2/8/2016), page 6 of 9.

[2] F. Maggi / C. Duval (Dill Design Group), *19 N. 2nd Street San Jose, CA DPR Form, August* 23, 2000.

[3] Cyril M. Harris, "Beaux-Arts style," *Dictionary of Architecture and Construction* (New York: McGraw-Hill, 2006), 100.

[4] Permit Index (1920-1929) from Sourisseau Academy for State and Local History San José State University; F. Maggi / C. Duval (Dill Design Group), *19 N. 2nd Street San Jose, CA DPR Form, August* 23, 2000.

[5] *19 N. 2nd Street San Jose, CA DPR Form.*

[6] *Building and Engineering News* (August 15, 1925), 13; San Jose City Directories via Ancestry.com.

[7] City of San Jose Permit Center.

[8] Krista Van Laan, *Wolfe & Higgins, Master Architects of the Spanish Revival* (San Jose: Archives & Architecture, 2017), 138.

[9] "Frank Delos Wolfe, San Jose's most enduring architect," http://www.frankdeloswolfe.com/index.html (accessed May 20, 2021).

[10] Unless noted, largely summarized from Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 13-16.

[11] Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose* (March 30, 1992), 12-13.

[12] Unless noted, largely summarized from Laffey, *Historical Overview and Context for the City of San Jose*, 8-9.

[13] Winter & Company, *Your Old House*, 13-16.

[14] Laffey, *Historical Overview and Context for the City of San Jose*, 9.

[15] Winter & Company, *Your Old House*, 13-16.

[16] Dill Design Group, *Draft Historic Report for the San Carlos Affordable Senior Apartment and Townhome Development,* July 21, 2003, 9.

[17] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* December 2004 (Revised February 2012), 46-47.

[18] PAST Consultants*, San Jose Modernism, Historic Context Statement* (June 2009)*,* 26-27; Winter & Company, *Your Old House*, 13-16.

[19] PAST Consultants*, San Jose Modernism,* 26-27.

[20] Winter & Company, *Your Old House*, 15.

[21] Largely excerpted and summarized from Egon Terplan, "Shaping Downtown San Jose," SPUR (published in the April 2013 issue of *The Urbanist*), https://www.spur.org/publications/urbanist-article/2013-04-04/shaping-downtown-san-jose (accessed December 29, 2020).

PROJECT DRAWINGS

November 2021

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002C-B Code Analysis, Allowable Opening Area

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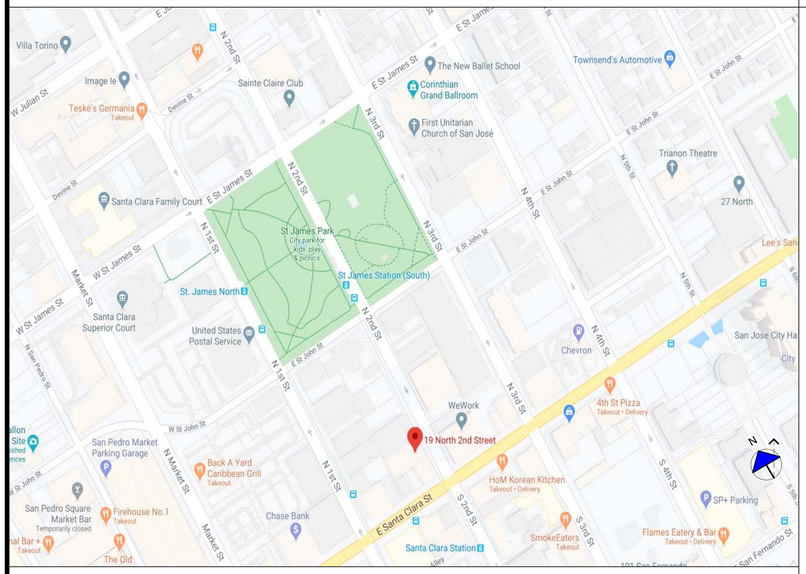
014-I Irrigation Hydrozone Plans: 3rd Level and Roof Level

015-A Notes, Luminare Schedule, Fixture Details

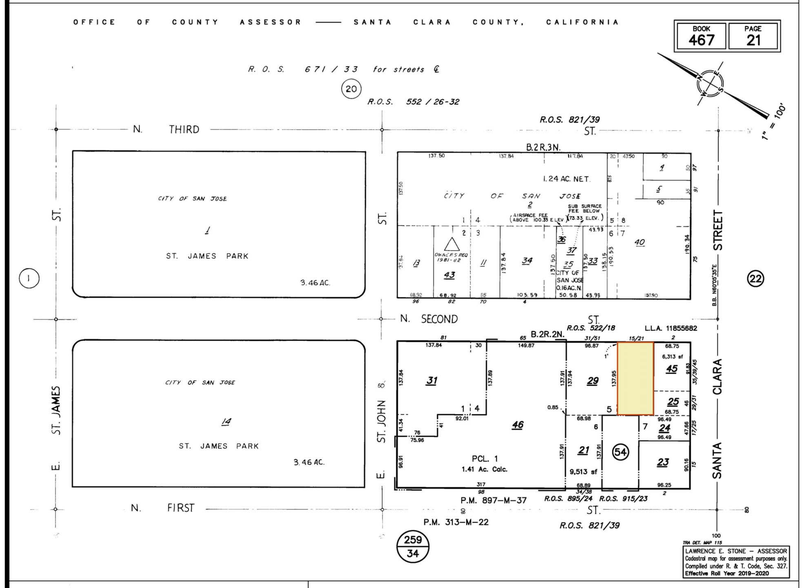
016-A Lighting Plan- Level 3 and Roof Deck

017-DT Details

VICINITY MAP



PARCEL MAP



PROJECT DIRECTORY

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017	Details

PROJECT DATA

APN	467-21-028
PROJECT ADDRESS	19N 2ND STREET, SAN JOSE CA 95113
GENERAL PLAN	DOWNTOWN
ZONING	DC
PRIOR DEVELOPMENT PERMITS	AT92-12-084, SP11-001, SP07-033, CP10-056
EXISTING BUILDING LANDMARK DESIGNATION	ENR - ELIGIBLE FOR NATIONAL REGISTER (INDIVIDUALLY), ECR - ELIGIBLE FOR CALIFORNIA REGISTER (INDIVIDUALLY), CLS - CITY LANDMARK SITE/STRUCTURE, PERIOD : I-W, YEAR BUILT : 1925
EXISTING USE	COMMERCIAL
PROPOSED USE	MIXED USE COMMERCIAL
PROPOSED TYPE OF CONSTRUCTION	TYPE I A
AUTOMATIC SPRINKLER	YES
PROPOSED TYPE OF OCCUPANCY	B (OFFICE/ COMM./ OFFICE -CLINIC) / R-2 (RES.) / A-2 (ROOF DECK, COMMUNITY SPACE)
LOT SIZE	9375 SF (0.22 ACRES)
BUILDING FOOTPRINT	9298.8 SF
NUMBER OF UNITS	220
DU/AC	1000 DU/AC (Allowable 50% density bonus for 100% affordable senior housing per AB 2345 - 25% Density Bonus Requested)

Level Schedule	
Name	Elevation
Basement	-15' - 0"
1st Floor	0' - 0"
2nd Floor	13' - 0 3/4"
3rd Floor	26' - 2 1/2"
4th Floor	35' - 10 1/2"
5th Floor	45' - 6 1/2"
6th Floor	55' - 2 1/2"
7th Floor	64' - 10 1/2"
8th Floor	74' - 6 1/2"
9th Floor	84' - 2 1/2"
10th Floor	93' - 10 1/2"
11th Floor	103' - 6 1/2"
12th Floor	113' - 2 1/2"
13th Floor	122' - 10 1/2"
14th Floor	132' - 6 1/2"
15th Floor	142' - 2 1/2"
16th Floor	151' - 10 1/2"
17th Floor	161' - 6 1/2"
18th Floor	171' - 2 1/2"
19th Floor	180' - 10 1/2"
20th Floor	190' - 6 1/2"
21st Floor	200' - 2 1/2"
22nd Floor	209' - 10 1/2"
Roof Level	219' - 6 1/2"
Roof Tile	220' - 6 1/2"
Stair Roof	229' - 6 1/2"
Top of Elevator	239' - 0 1/2"

Area Schedule (Gross Building)

Name	Total Area
1) Basement	
Utilities	6,821.8
Storage	1,596.0
Bicycle Parking	881.0
2) Commercial -1st through 2nd Floor	
Commercial I	9,321.6
Office (Medical Clinic)	9,321.4
3) 3rd Floor	
Residential	9,013.5
4) 4th Floor	
Residential	6,571.5
5) 5th Floor	
Residential	6,835.5
6) 6th through 12th Floor	
Residential	45,839.5
7) 13th through 18th Floor	
Residential	38,640.0
8) 19th through 22nd Floor	
Residential	25,474.0
8) Roof Level	
Gazebo	346.4
Stair#1 / Elev.	1,011.0
Stair #2	339.5
Trash	108.0
Grand total	162,120.7

F.A. R Calculations :

1. **Total Area 1st through Roof Level = 152,821.9 SF**

F.A.R = 152,821.9 /9375 = 16.3

2. **Total Commercial Area = 18,643 SF**

F.A.R = 18,643 / 9375 = 1.99 =2.0

Area Schedule - Gross Commercial Area

Name	Level	AreaRound
Commercial I	1st Floor	9,321.6
Office (Medical Clinic)	2nd Floor	9,321.4
Grand total		18,643

Area Schedule (Community Space Area)

Name	Level	Area
Community Space	3rd Floor	222.6 SF

Area Schedule (Net roof Deck Area)

Name	Level	Area
Solar Zone	Roof Level	1,007.5 SF
Roof Deck	Roof Level	2,702.3 SF
		3,709.9 SF

Unit Count with Net Area

Name	Area	Floor Level	Total Units
UNIT SA-1	15'-0" X 20'-11"	266.8 SF	3rd through 12th Floor	8
UNIT SA-1	17'-0" X 20'-11"	266.8 SF	3rd through 12th Floor	2
UNIT SA-2	15'-0" X 20'-11"	266.8 SF	13th through 22nd Floor	10
				20
UNIT SB-1	15'-0" X 20'-11"	314.7 SF	3rd through 12th Floor	8
UNIT SB-1	17'-0" X 20'-11"	314.7 SF	3rd through 12th Floor	2
UNIT SB-2	15'-0" X 20'-11"	314.7 SF	13th through 22nd Floor	10
				20
UNIT SC-1	18'-0" X 20'-11"	324.7 SF	3rd through 12th Floor	60
UNIT SC-2	18'-0" X 20'-11"	324.7 SF	13th through 22nd Floor	60
				120
UNIT SD-1	16'-6" X 25'-11"	355.9 SF	3rd Floor	2
UNIT SD-2	16'-6" X 25'-11"	355.9 SF	4th Floor	2
UNIT SD-2A	16'-6" X 25'-11"	355.9 SF	5th through 12th Floor	2
UNIT SD-3	16'-6" X 25'-11"	356.2 SF	5th through 12th Floor	14
				20
UNIT SE	15'-6" X 24'-11"	324.5 SF	13th through 18th Floor	12
				12
UNIT SF	14'-6" X 26'-11"	302.7 SF	19th through 22nd Floor	8
				8
UNIT 1A-1	24'-5" X 20'-11"	448.6 SF	3rd through 12th Floor	10
UNIT 1A-2	24'-5" X 20'-11"	448.6 SF	13th through 22nd Floor	10
				20
				220

Incentives/ Waivers Requested

Key Name	Comments
1	Allowable Units = 0.22X800 DU/AC = 176 Units Density Bonus requested = 25 % New Density allowed with bonus = 800 X 0.22 X 25% = 44 Units Total Allowable Units = 176+44 = 220 Units
2	No Parking per AB2345 to Senior 100% affordable project located within 1/2 mile of a major transit stop
3	Commercial Space reduction to F.A.R 2.0 due to providing a community medical facility on the 2nd floor
4	Zero loading spaces required
5	Zero off-street loading spaces required for Residential and Commercial.

EXCEPTION REQUESTED :

1. **EXISTING 1ST FLOOR HEIGHT TO REMAIN .EXCEPTION REQUEST WILL BE FILED.**

100% AFFORDABLE SENIOR UNITS

1. **THE LEVEL OF AFFORDABILITY WILL BE DISTRIBUTED EQUALLY ACROSS ALL FLOORS AND LEVELS.**
2. **AGE RESTRICTIONS FOR THESE UNITS IS 55 YEARS PLUS**



NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET., SAN JOSE, CA 95113

(COMPLIES WITH CHAPTER 11A & 11B)

(RESOURCE NAME : REALTY BUILDING)

(**100% AFFORDABLE SENIOR UNITS**)
50% (LOW & VERY LOW INCOME (60%AMI) -110 UNITS
50% MODERATE INCOME (80%AMI) - 110 UNITS

(NEW CONSTRUCTION IN FALL 2022)

☐ BLDG. DEPARTMENT ☑ PLANNING DEPARTMENT

PROJECT DESCRIPTION

THE SITE IS LOCATED NEAR THE INTERSECTION OF NORTH STREET AND 2ND STREET. IT IS SURROUNDED BY COMMERCIAL/ OFFICE BUILDINGS. IT HAS AN EXISTING 2 STORY COMMERCIAL BUILDING, WHICH IS A PART OF HISTORIC RESOURCE IN THE DOWNTOWN AREA. WE PLAN TO DEMOLISH EVERYTHING EXCEPT FOR THE FRONT FACADE AND WITH ADDITIONAL NEW CONSTRUCTION. WE WILL BE USING STANDARD 7 (AVOID DESTRUCTIVE PHYSICAL AND CHEMICAL TREATMENTS) FROM THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION.

THE NEW BUILDING WILL HAVE ONE LEVEL OF BASEMENT WHICH WILL INCLUDE UTILITIES, BICYCLE PARKING AND 22 STORIES ABOVE GROUND. COMMERCIAL/ OFFICE SPACE IS LOCATED ON THE 1ST FLOOR - 2ND FLOOR. THE RESIDENTIAL UNITS TAKE UP FLOORS 3RD THROUGH 22ND. A ROOF DECK HAS BEEN PROVIDED FOR COMMUNITY OPEN SPACE.

THE BUILDING WILL HAVE A COMBINATION OF STUDIOS AND 1 BEDROOM UNITS. THIS IS A 100% AFFORDABLE HOUSING PROJECT FOR SENIOR CITIZENS.

THE SITE IS VERY CLOSE TO RIGHT RAIL STATIONS ON EITHER SIDE.

Anderson Architects INC

kanderson@andarchinc.com Cell 408.202.5462 — Kurt B. Anderson. AIA Principal

120 W. Campbell Ave. Suite D Campbell, CA 95008 — Tel. 408.371.1269 Fax. 408.371.1276

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Client:

ROYGBIV REAL ESTATE DEVELOPMENT
1238 SUTTER ST., SUITE 801, SAN FRANCISCO, CA 94109

Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT
H20-040

Stamp:



Issued For

No.	Description	Date
0	Preliminary Review	06/03/20
1	Site Development	11/04/20
2	Historic Preservation Permit/Amendment	01/04/21
3	Site Development	04/23/21
4	Site Development Resubmittal	07/20/21
5	Site Development Resubmittal	11/01/21
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Checked By: KBA

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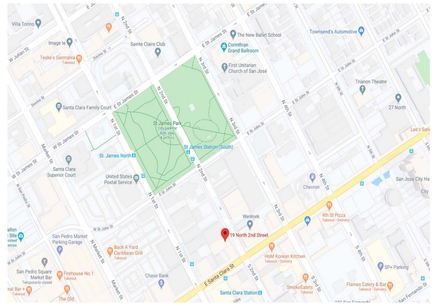
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Project Data for Existing Building	
APN	467-21-028
PROJECT ADDRES	19N 2ND STREET, SAN JOSE CA 95113
LOT SIZE	9375 SF (0.22 ACRES)
GENERAL PLAN	DOWNTOWN
ZONING	DC
EXISTING USE	COMMERCIAL/ OFFICE
AREA	15,000 SF.

Anderson Architects INC

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Cell 408.202.5462

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Principal

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1238 SUTTER ST., SUITE 801, SAN FRANCISCO, CA 94109

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Existing Site Plan

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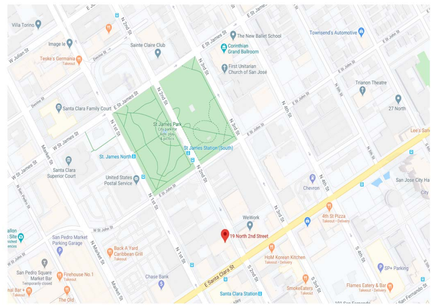
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N

1 Site
1/8" = 1'-0"

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1238 SUTTER ST., SUITE 801, SAN FRANCISCO, CA 94109

Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT H20-040

Stamp:

REGISTERED PROFESSIONAL ENGINEER
KURT B. ANDERSON
C-15210
EXP. 10/31/21
STATE OF CALIFORNIA

Issued For

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Conceptual Site Plan

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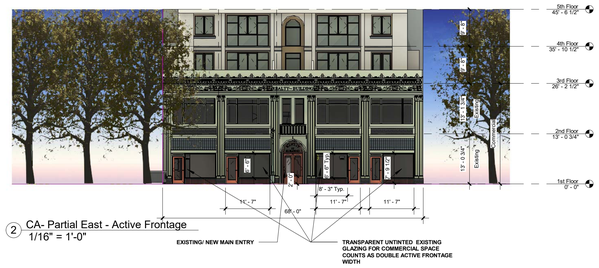
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NORTH 2ND AFFORDABLE SENIOR HOUSING

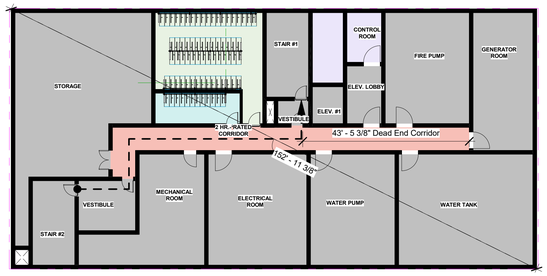
NOTE: IF SHEET NOT IS 30"X42" THEN IT IS NOT TO SCALE PRINT

Active Frontage Standards Compliance		
1	Floor Level	Existing floor level within 3 vertical feet of ground level
2	Visibility	Visible from Public space
3	Entry	Direct entry from public space. door has glazing on both panels
4	Glazing	Glazing withing 3'-0" to 7'-0" from ground level with glazing units more than 3'-0" x 4'-0". Glass panes are more than 5'-0" in width.
6	Building Width	Total existing glazing width on N. 2nd Street is 46'-4" (not including glass doors). Since this is commercial space, it'll count as double active frontage width of 92'-8" which is more than the building width (68'-0")

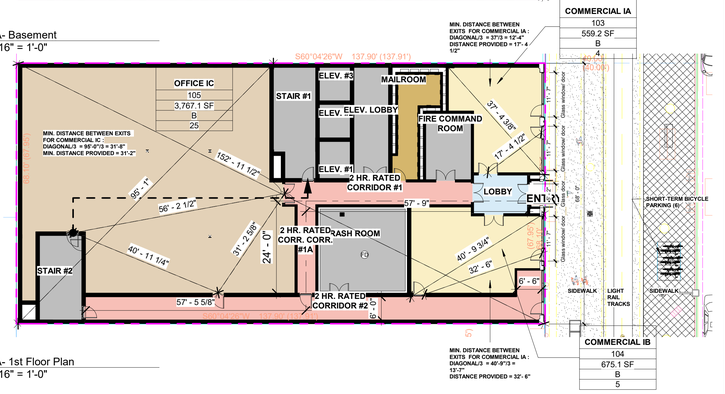
EVERY EXIT ENCLOSURE SHALL BE DESIGNED AS SMOKE FREE ENCLOSURE PER SECTION 909.2 AND 1023.11, CBC 2019



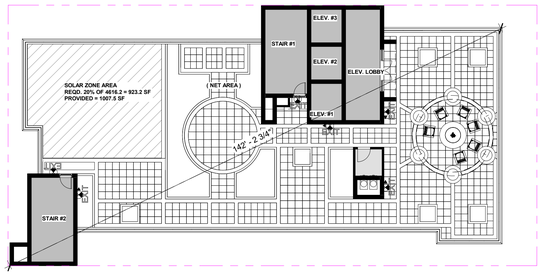
2 CA- Partial East - Active Frontage
1/16" = 1'-0"



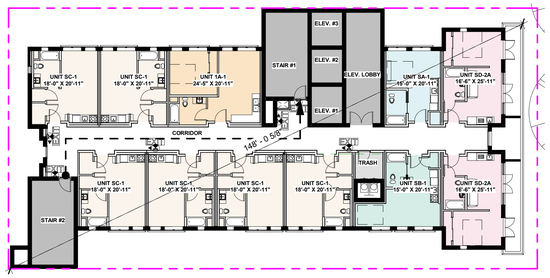
3 CA- Basement
1/16" = 1'-0"



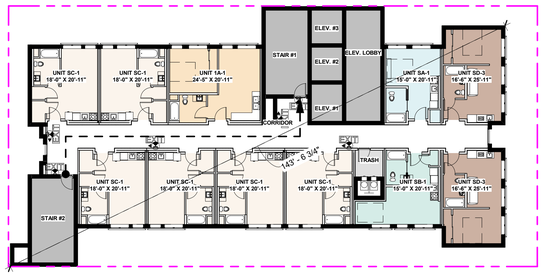
1 CA- 1st Floor Plan
1/16" = 1'-0"



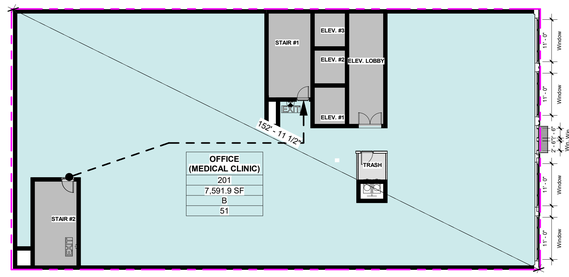
11 CA- Roof Level
1/16" = 1'-0"



7 CA- 5th Floor
1/16" = 1'-0"



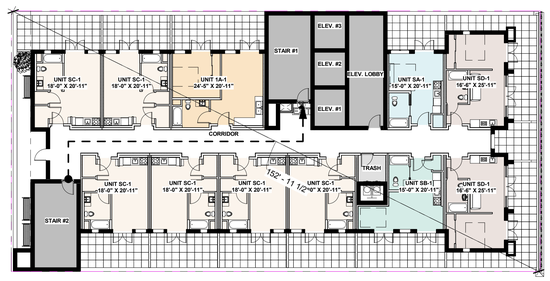
8 CA- 6th Floor through 12th Floor
1/16" = 1'-0"



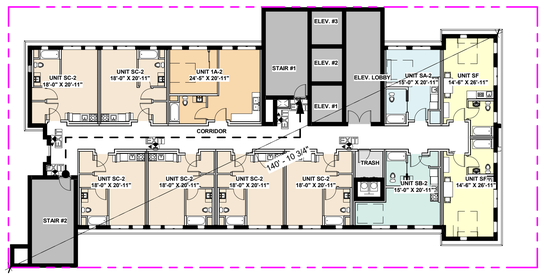
4 CA- 2nd Floor
1/16" = 1'-0"



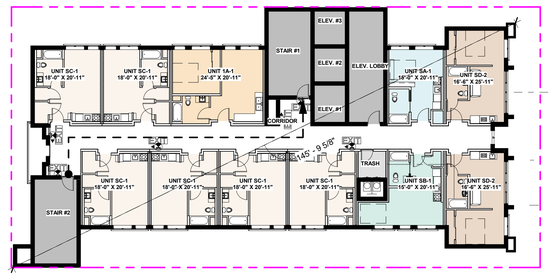
9 CA- 13th Floor through 18th Floor
1/16" = 1'-0"



5 CA- 3rd Floor Plan
1/16" = 1'-0"



10 CA- 19th Floor through 22nd Floor
1/16" = 1'-0"



6 CA- 4th Floor
1/16" = 1'-0"

Separation Distance Between Exits		
Family	Room: Name	Distance provided
Basement - Min. Required Exit Separation Distance is 153'/3 = 51'-0"		
Separation distance between exits	VESTIBULE	13' - 5"
Separation distance between exits	VESTIBULE	10' - 3"
Separation distance between exits	2 HR.- RATED CORRIDOR	45' - 0"
Separation distance between exits	2 HR.- RATED CORRIDOR	13' - 1"
		81' - 10"
1st Floor - Min. Required Exit Separation Distance is 153'/3 = 51'-0"		
Separation distance between exits	OFFICE IC	9' - 1"
Separation distance between exits	OFFICE IC	61' - 2"
Separation distance between exits	2 HR. RATED CORRIDOR #1	5' - 3"
		75' - 6"
2nd Floor - Min. Required Exit Separation Distance is 153'/3 = 51'-0"		
Separation distance between exits	OFFICE (MEDICAL CLINIC)	27' - 5"
Separation distance between exits	OFFICE (MEDICAL CLINIC)	35' - 2"
Separation distance between exits	OFFICE (MEDICAL CLINIC)	11' - 2"
		73' - 10"
3rd Floor - Min. Required Exit Separation Distance is 153'/3 = 51'-0"		
Separation distance between exits	CORRIDOR	9' - 10"
Separation distance between exits	CORRIDOR	61' - 2"
Separation distance between exits	CORRIDOR	9' - 11"
		80' - 11"
4th Floor - Min. Required Exit Separation Distance is 145'-9"/3 = 48'-7"		
Separation distance between exits	CORRIDOR	61' - 2"
Separation distance between exits	CORRIDOR	10' - 2"
Separation distance between exits	CORRIDOR	9' - 7"
		80' - 11"
5th Floor - Min. Required Exit Separation Distance is 148'-0"/3 = 49'-4"		
Separation distance between exits	CORRIDOR	61' - 2"
Separation distance between exits	CORRIDOR	10' - 2"
Separation distance between exits	CORRIDOR	9' - 7"
		80' - 11"
6th through 12th Floor - Min. Required Exit Separation Distance is 143'-6"/3 = 47'-10"		
Separation distance between exits	CORRIDOR	9' - 10"
Separation distance between exits	CORRIDOR	61' - 2"
Separation distance between exits	CORRIDOR	10' - 2"
		81' - 1"
13th through 18th Floor - Min. Required Exit Separation Distance is 142'-3"/3 = 47'-5"		
Separation distance between exits	CORRIDOR	61' - 2"
Separation distance between exits	CORRIDOR	10' - 2"
Separation distance between exits	CORRIDOR	9' - 7"
		80' - 11"
19th through 22nd Floor - Min. Required Exit Separation Distance is 141'-0"/3 = 47'-0"		
Separation distance between exits	CORRIDOR	61' - 2"
Separation distance between exits	CORRIDOR	10' - 2"
Separation distance between exits	CORRIDOR	9' - 7"
		80' - 11"
Roof Level - Min. Required Exit Separation Distance is 142'-3"/3 = 47'-5"		
Separation distance between exits	ROOF DECK	17' - 2"
Separation distance between exits	ROOF DECK	2' - 7"
		19' - 9"

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Client:

ROYGBIV REAL ESTATE DEVELOPMENT

1238 SUTTER ST., SUITE 801, SAN FRANCISCO, CA 94109

Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT
H20-040

Stamp:

KURT B. ANDERSON C-15210 EXP. 10/31/21 REGISTERED ARCHITECT STATE OF CALIFORNIA

Issued For

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Initial Issued Date:	04/01/21
Scale:	1/16" = 1'-0"
Drawn By:	RK
Checked By:	KBA

Sheet Title:

Code Analysis Active Frontage, Sep. distance

Sheet No.:

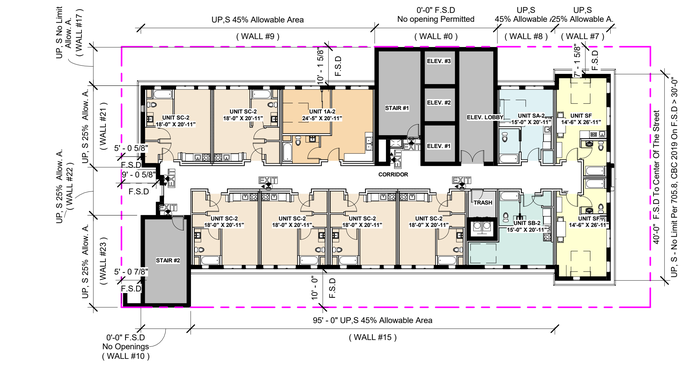
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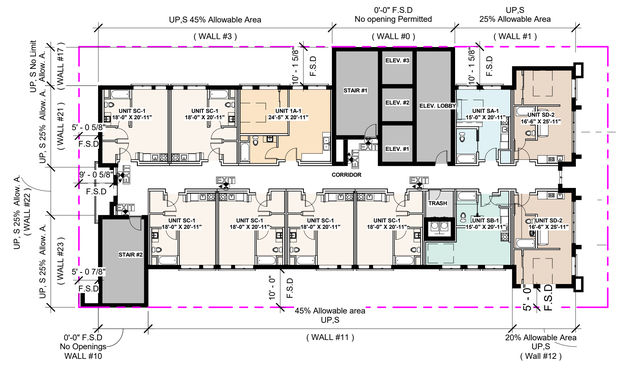
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Allowable Openings Schedule

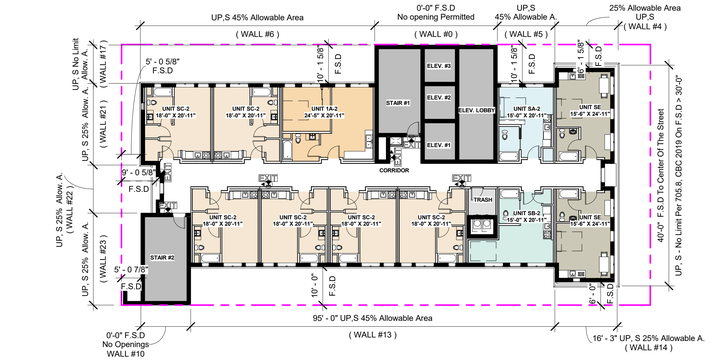
Description	Type Mark	Calculated Area	Fire Separation Distance	Allowable Opening Per table 705.8 (%)	Wall Area	%
North Elevation						
3rd Floor						
Wall	Wall #1	154.7 SF	5' - 1"	0	154.7 SF	100.0
Glazing		4.0 SF	5' - 1"	25	154.7 SF	2.6
Wall	Wall #2	145.0 SF	10' - 1"		145.0 SF	100.0
Glazing	<varies>	65.0 SF	10' - 1"	45	145.0 SF	44.8
Wall	Wall #3	589.7 SF	10' - 1"		589.7 SF	100.0
Glazing	<varies>	228.0 SF	10' - 1"	45	589.7 SF	38.7
4th Through 12th Floor						
Wall	Wall #1	154.7 SF	5' - 1"	0	154.7 SF	100.0
Glazing		4.0 SF	5' - 1"	25	154.7 SF	2.6
Wall	Wall #2	145.0 SF	10' - 1"		145.0 SF	100.0
Glazing		50.0 SF	10' - 1"	45	145.0 SF	34.5
Wall	Wall #3	589.7 SF	10' - 1"		589.7 SF	100.0
Glazing	<varies>	168.0 SF	10' - 1"	45	589.7 SF	28.5
13th Through 18th Floor						
Wall	Wall #4	149.8 SF	5' - 1"	0	149.8 SF	100.0
Glazing		4.0 SF	5' - 1"	25	149.8 SF	2.7
Wall	Wall #5	145.0 SF	10' - 1"		145.0 SF	100.0
Glazing		50.0 SF	10' - 1"	45	145.0 SF	34.5
Wall	Wall #6	589.7 SF	10' - 1"		589.7 SF	100.0
Glazing	<varies>	168.0 SF	10' - 1"	45	589.7 SF	28.5
19th Through 22nd Floor						
Wall	Wall #7	140.2 SF	5' - 1"	0	140.2 SF	100.0
Glazing		4.0 SF	5' - 1"	25	140.2 SF	2.9
Wall	Wall #8	145.0 SF	10' - 1"		145.0 SF	100.0
Glazing		50.0 SF	10' - 1"	45	145.0 SF	34.5
Wall	Wall #9	589.7 SF	10' - 1"		589.7 SF	100.0
Glazing	<varies>	168.0 SF	10' - 1"	45	589.7 SF	28.5
South Elevation						
3rd Floor						
Wall	Wall #11	918.4 SF	10' - 0"	0	918.4 SF	100.0
Glazing	<varies>	331.0 SF	10' - 0"	45	918.4 SF	36.0
Wall	Wall #12	159.5 SF	5' - 0"		159.5 SF	100.0
Glazing		4.0 SF	5' - 0"	25	159.5 SF	2.5
4th Through 12th Floor						
Wall	Wall #11	918.4 SF	10' - 0"	0	918.4 SF	100.0
Glazing	<varies>	241.0 SF	10' - 0"	45	918.4 SF	26.2
Wall	Wall #12	159.5 SF	5' - 0"		159.5 SF	100.0
Glazing		4.0 SF	5' - 0"	25	159.5 SF	2.5
13th Through 18th Floor						
Wall	Wall #13	918.4 SF	10' - 0"	0	918.4 SF	100.0
Glazing	<varies>	241.0 SF	10' - 0"	45	918.4 SF	26.2
Wall	Wall #14	149.8 SF	5' - 0"		149.8 SF	100.0
Glazing		4.0 SF	5' - 0"	25	149.8 SF	2.7
19th Through 22nd Floor						
Wall	Wall #15	918.4 SF	10' - 0"	0	918.4 SF	100.0
Glazing	<varies>	241.0 SF	10' - 0"	45	918.4 SF	26.2
Wall	Wall #16	140.2 SF	5' - 0"		140.2 SF	100.0
Glazing		4.0 SF	5' - 0"	25	140.2 SF	2.9
West Elevation						
3rd Floor						
Wall	Wall #18	205.9 SF	5' - 0"	0	205.9 SF	100.0
Glazing	Wall #19	121.1 SF	9' - 0"	0	121.1 SF	100.0
		24.0 SF	9' - 0"	25	121.1 SF	19.8
Wall	Wall #20	232.0 SF	5' - 0"	0	232.0 SF	100.0
4th Through 22nd Floor						
Wall	Wall #21	205.9 SF	5' - 0"	0	205.9 SF	100.0
Glazing		4.0 SF	5' - 0"	25	154.7 SF	2.6
Wall	Wall #22	121.1 SF	9' - 0"	0	121.1 SF	100.0
Glazing		24.0 SF	9' - 0"	25	121.1 SF	19.8
Wall	Wall #23	232.0 SF	5' - 0"	0	232.0 SF	100.0
Glazing		6.0 SF	5' - 0"	25	232.0 SF	2.6



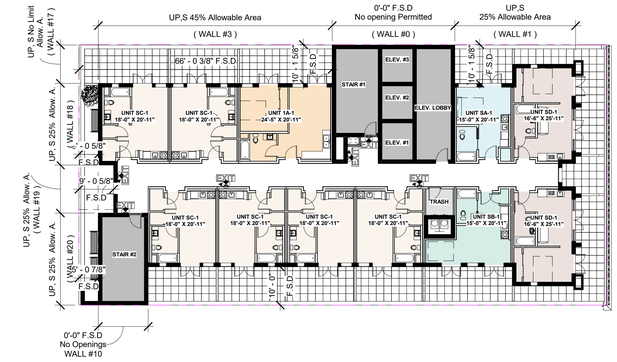
N 8 CA - 19th Floor through 22nd Floor, Allowable Openings
1/16" = 1'-0"



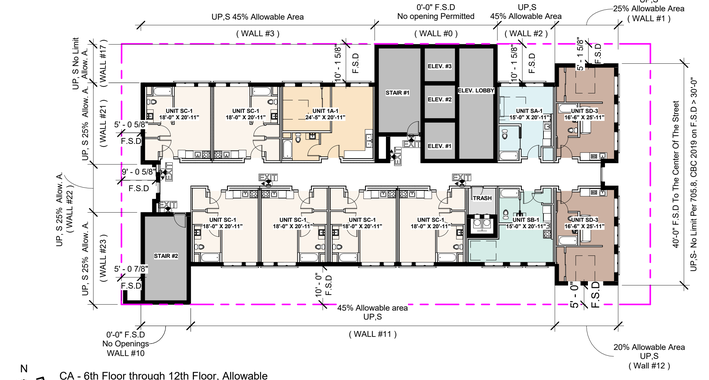
N 4 CA - 4th Floor, Allowable Openings
1/16" = 1'-0"



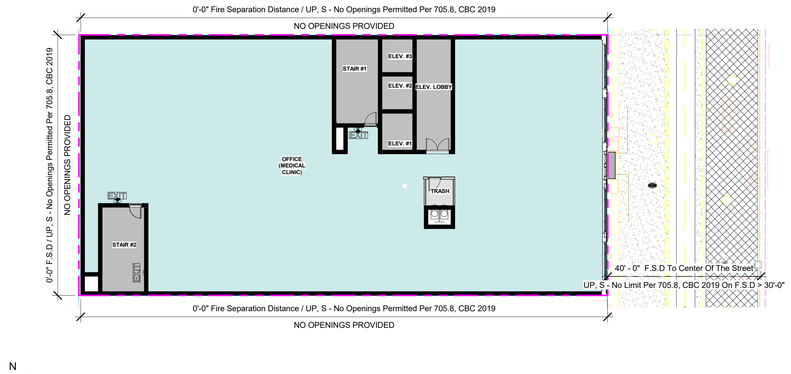
N 7 CA - 13th Floor through 18th Floor, Allowable Openings
1/16" = 1'-0"



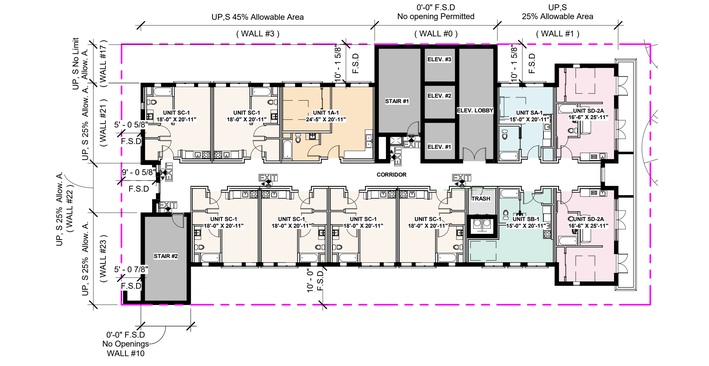
N 3 CA - 3rd Floor Plan, Allowable Openings
1/16" = 1'-0"



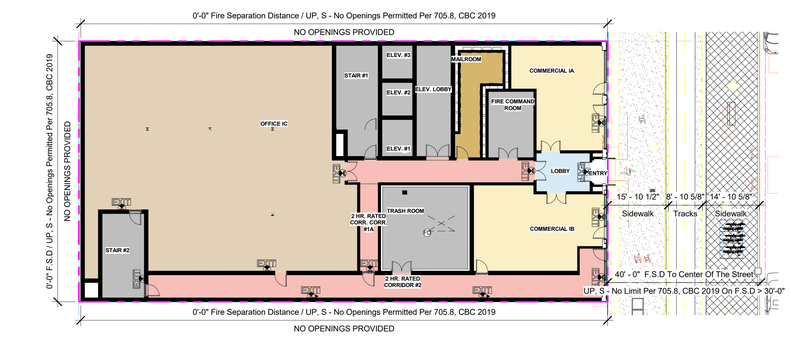
N 6 CA - 6th Floor through 12th Floor, Allowable Openings
1/16" = 1'-0"



N 2 CA - 2nd Floor, Allowable Openings
1/16" = 1'-0"



N 5 CA - 5th Floor, Allowable Openings
1/16" = 1'-0"



N 1 CA - 1st Floor Plan, Allowable Openings
1/16" = 1'-0"

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Anderson Architects INC

kanderson@andarchinc.com Cell 408.202.5462 — Kurt B. Anderson. AIA Principal

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SITE DEVELOPMENT
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Checked By:	Checker

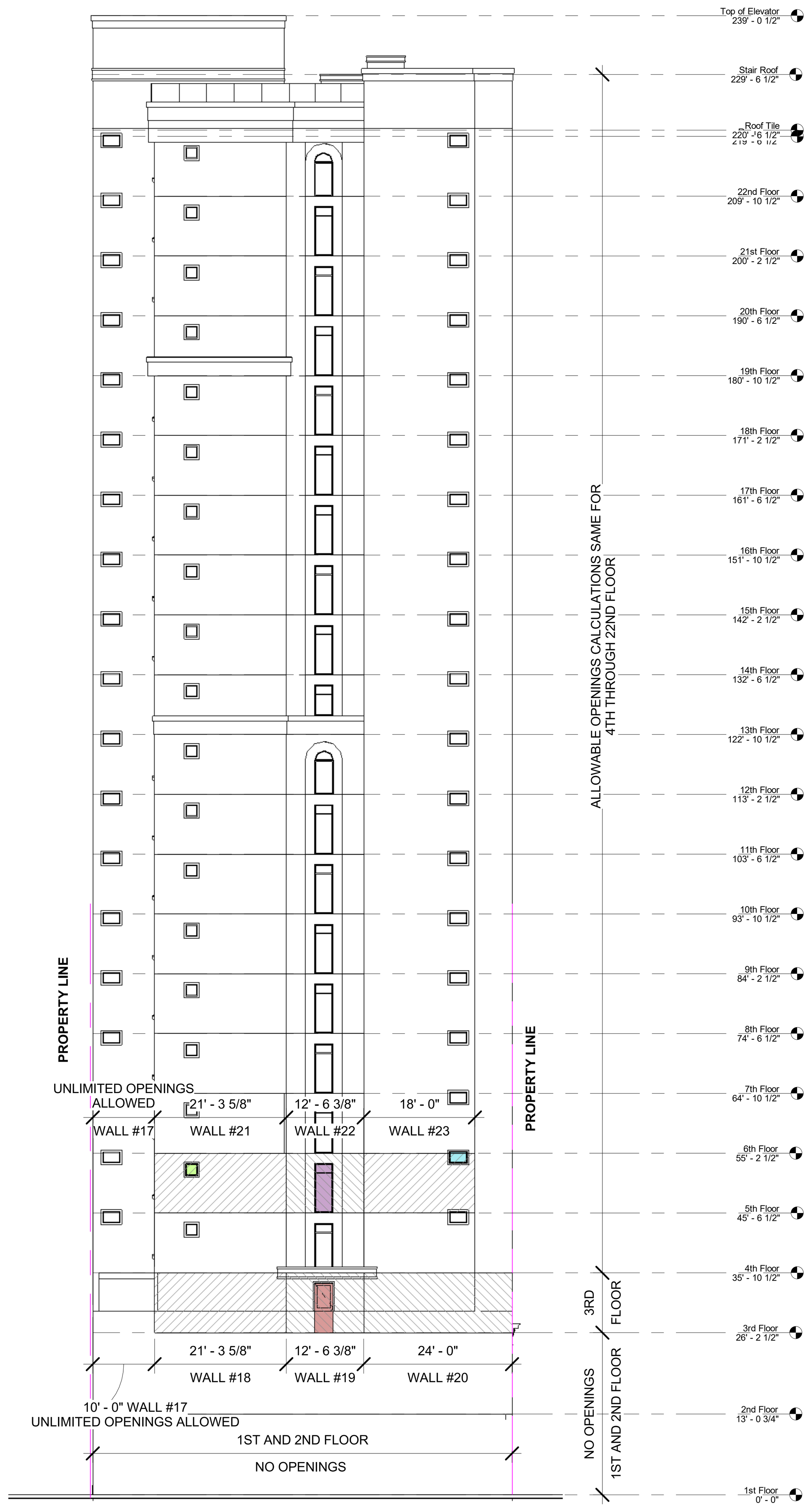
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Code Analysis Allowable Opening Area

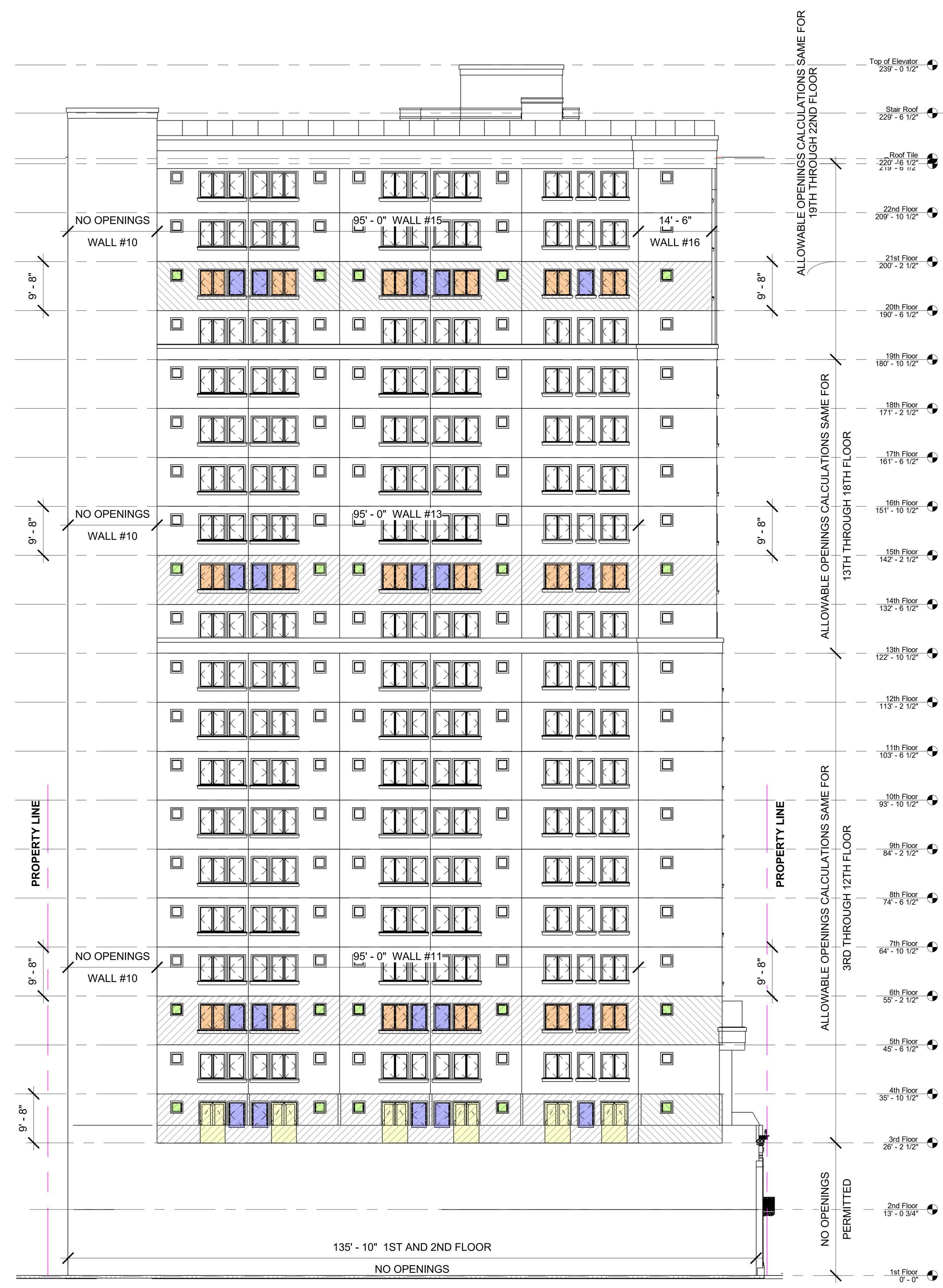
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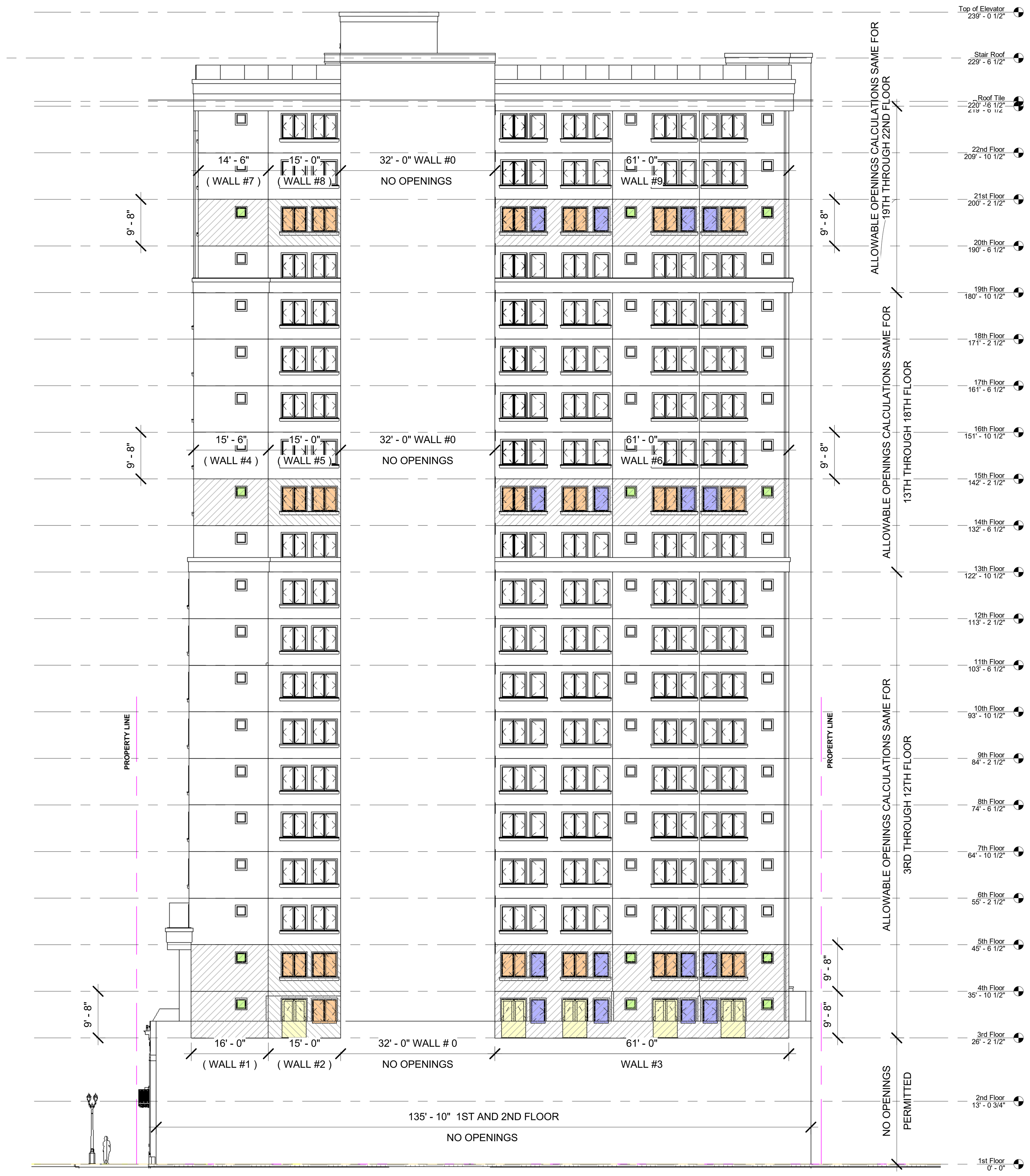
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3 CA- West, Allowable Openings
1/16" = 1'-0"



2 CA- South, Allowable Openings
1/16" = 1'-0"



1 CA- North, Allowable Openings
1/16" = 1'-0"

Allowable Area Glazing Schedule

Color Code	Glazing Width	Glazing Height	Glazing Area
(light yellow)	5' - 0"	8' - 0"	40.0 SF
(purple)	3' - 0"	8' - 0"	24.0 SF
(red)	3' - 0"	8' - 0"	24.0 SF
(orange)	5' - 0"	5' - 0"	25.0 SF
(blue)	3' - 0"	5' - 0"	15.0 SF
(cyan)	3' - 0"	2' - 0"	6.0 SF
(green)	2' - 0"	2' - 0"	4.0 SF

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19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT
H20-040

Stamp:
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Initial Issued Date: 04/16/21
Scale: 1/16" = 1'-0"
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Checked By: Checker

Sheet Title:
Code Analysis Allowable Opening Area - Elevations

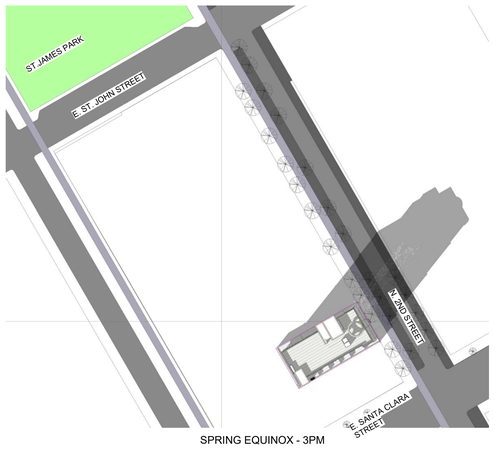
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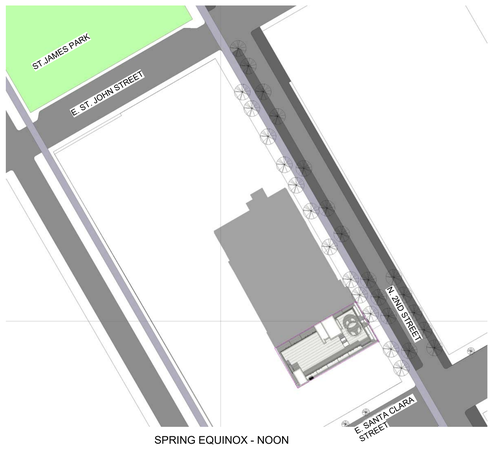
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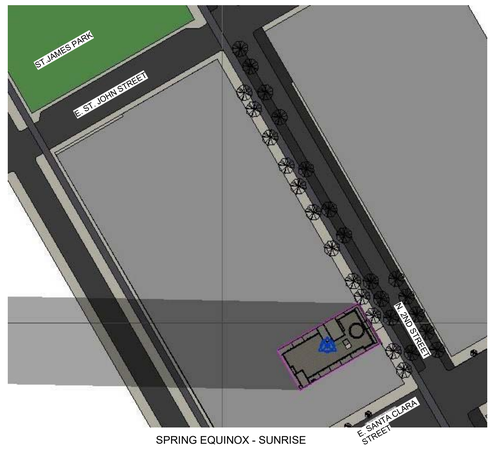
SPRING EQUINOX - SUNSET



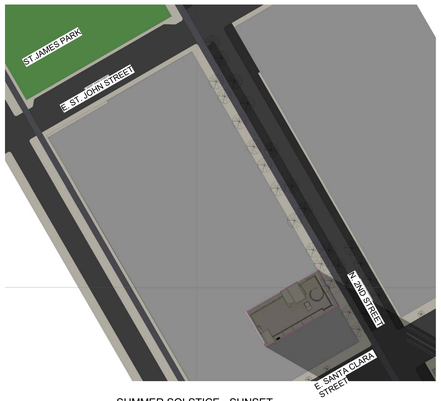
SPRING EQUINOX - 3PM



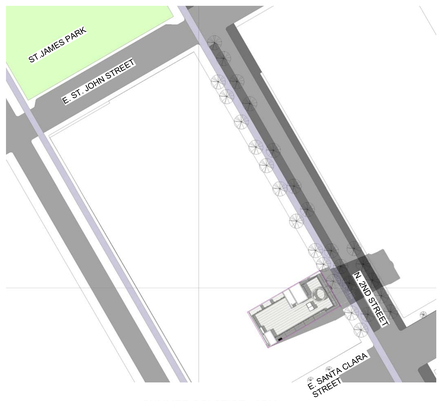
SPRING EQUINOX - NOON



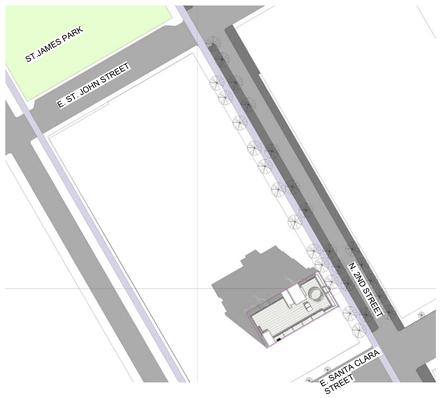
SPRING EQUINOX - SUNRISE



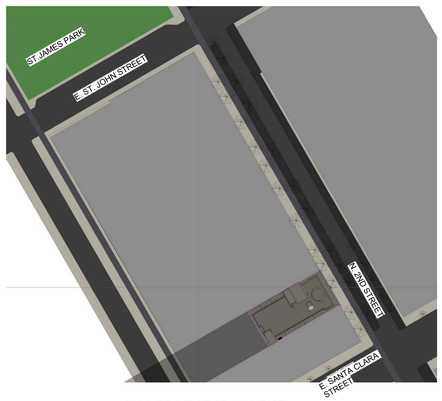
SUMMER SOLSTICE - SUNSET



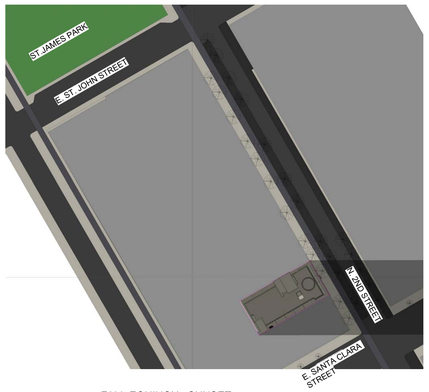
SUMMER SOLSTICE - 3PM



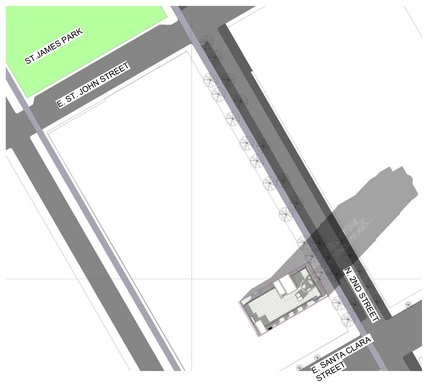
SUMMER SOLSTICE - NOON



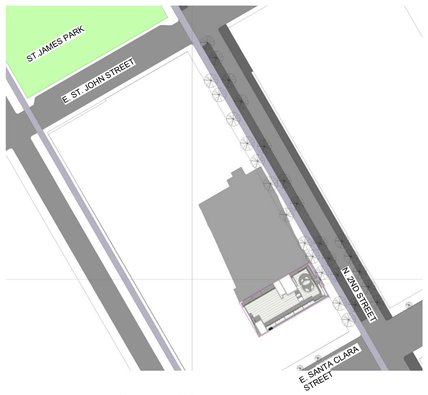
SUMMER SOLSTICE - SUNRISE



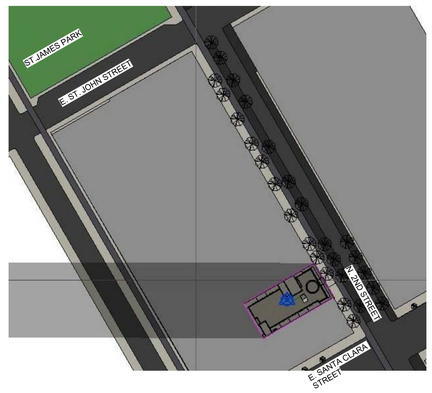
FALL EQUINOX - SUNSET



FALL EQUINOX - 3PM



FALL EQUINOX - NOON



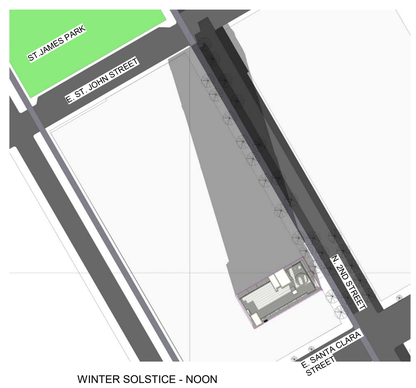
FALL EQUINOX - SUNRISE



WINTER SOLSTICE - SUNSET

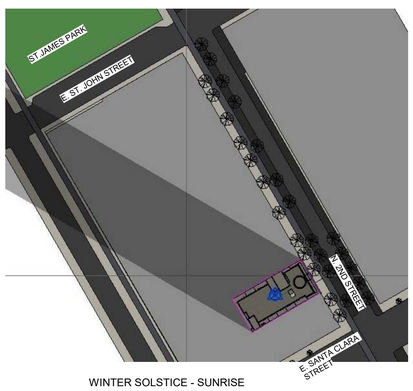


WINTER SOLSTICE - 3PM



WINTER SOLSTICE - NOON





WINTER SOLSTICE - SUNRISE

Anderson Architects INC

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ROYGBIV REAL ESTATE DEVELOPMENT

1238 SUTTER ST., SUITE 801, SAN FRANCISCO, CA 94109

Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT
H20-040

Stamp:



Issued For

No.	Description	Date
0	Preliminary Review	06/03/20
1	Site Development	11/04/20
2	Historic Preservation Permit/Amendment	01/04/21
3	Site Development	04/23/21
4	Site Development Resubmittal	07/20/21
5	Site Development Resubmittal	11/01/21
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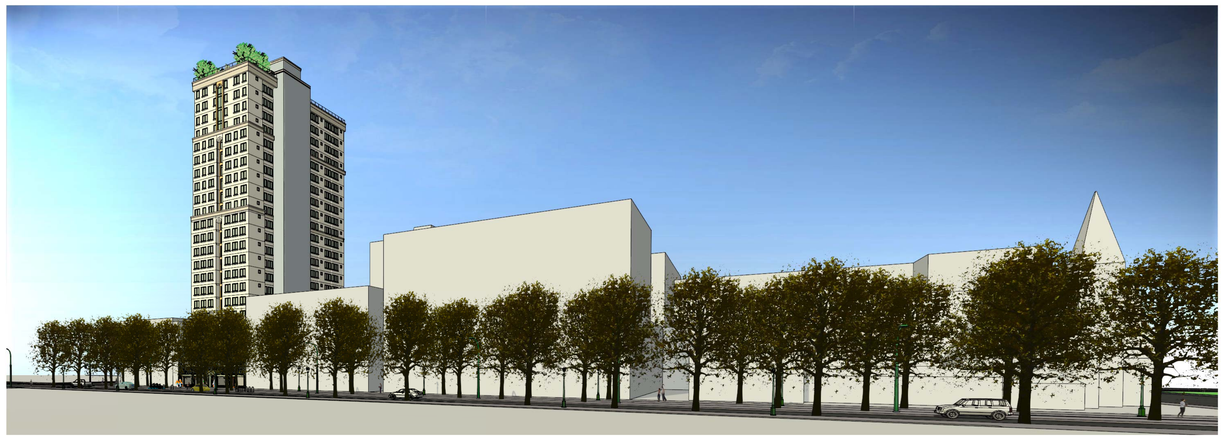
Solar Study

Sheet No.:

002E

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1 Street View - 19N 2nd Street



2 Street Elevation - N. 2nd Street
1" = 30'-0"

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ROYGBIV REAL ESTATE DEVELOPMENT

1238 SUTTER ST., SUITE 801, SAN FRANCISCO, CA 94109

Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT
H20-040

Stamp:

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C-15210
EXP. 10/31/21
STATE OF CALIFORNIA

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Sheet Title:

Street Elevations & View

Sheet No.:

002F

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2 Street View - E. Santa Clara Street



1 Street Elevation - E. Santa Clara Street
1" = 30'-0"

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1238 SUTTER ST., SUITE 801, SAN FRANCISCO, CA 94109

Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT
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Sheet Title:

Street Elevation & Views II

Sheet No.:

002G

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NORTH 2ND AFFORDABLE SENIOR HOUSING

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Occupancy Calculations

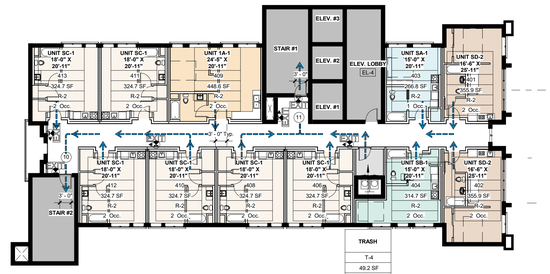
Name	Number	Area(A)	Occupancy	Occupant Load Factor (OLF)	Occupant Load(OL) =(A*OLF)	Required Exit Door Width (Inches) OLX0.2"
1) Basement						
CONTROL ROOM	B-1	116.3 SF	S-1	300	0	0.1
FIRE PUMP	B-2	633.7 SF	S-2	300	2	0.4
GENERATOR ROOM	B-3	559.7 SF	S-2	300	2	0.4
WATER TANK	B-4	1,012.1 SF	S-2	300	3	0.7
WATER PUMP	B-5	636.2 SF	S-2	300	2	0.4
ELECTRICAL ROOM	B-6	742.2 SF	S-2	300	2	0.5
MECHANICAL ROOM	B-7	618.3 SF	S-2	300	2	0.4
VESTIBULE	B-8	192.9 SF	S-2	300	1	0.1
STORAGE	B-9	1,433.2 SF	S-2	300	5	1.0
COMM. BICYCLE PARKING (12)	B-10	174.8 SF	S-2	300	1	0.1
RESIDENTIAL BICYCLE PARKING (62)	B-11	606.8 SF	S-2	300	2	0.4
VESTIBULE	B-12	47.1 SF	S-2	300	0	0.0
					22	
2) 1st Floor						
LOBBY	100	140.0 SF	B	150	1	0.2
MAILROOM	101	201.2 SF	B	150	1	0.3
FIRE COMMAND ROOM	102	204.1 SF	B	150	1	0.3
COMMERCIAL IA	103	559.2 SF	B	150	4	0.7
COMMERCIAL IB	104	675.1 SF	B	150	5	0.9
OFFICE IC	105	3,767.1 SF	B	150	25	5.0
TRASH ROOM	T-1	520.0 SF	S-2	300	2	0.3
					39	
3) 2nd Floor						
OFFICE (MEDICAL CLINIC)	201	7,591.9 SF	B	150	51	10.1
TRASH	T-2	49.2 SF	B	150	0	0.1
					51	
4) 3rd Floor						
UNIT SD-1 16'-6" X 25'-11"	301	355.9 SF	R-2	200	2	0.4
UNIT SD-1 16'-6" X 25'-11"	302	355.9 SF	R-2	200	2	0.4
UNIT SA-1 15'-0" X 20'-11"	303	266.8 SF	R-2	200	1	0.3
UNIT SB-1 15'-0" X 20'-11"	304	314.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	306	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	308	324.7 SF	R-2	200	2	0.3
UNIT 1A-1 24'-5" X 20'-11"	309	448.6 SF	R-2	200	2	0.4
UNIT SC-1 18'-0" X 20'-11"	310	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	311	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	312	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	313	324.7 SF	R-2	200	2	0.3
TRASH	T-3	49.2 SF	R-2	200	0	0.1
					21	
5) 4th Floor						
UNIT SD-2 16'-6" X 25'-11"	401	355.9 SF	R-2	200	2	0.4
UNIT SD-2 16'-6" X 25'-11"	402	355.9 SF	R-2	200	2	0.4
UNIT SA-1 15'-0" X 20'-11"	403	266.8 SF	R-2	200	1	0.3
UNIT SB-1 15'-0" X 20'-11"	404	314.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	406	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	408	324.7 SF	R-2	200	2	0.3
UNIT 1A-1 24'-5" X 20'-11"	409	448.6 SF	R-2	200	2	0.4
UNIT SC-1 18'-0" X 20'-11"	410	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	411	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	412	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	413	324.7 SF	R-2	200	2	0.3
TRASH	T-4	49.2 SF	R-2	200	0	0.1
					21	
6) 5th Floor						
UNIT SD-2A 16'-6" X 25'-11"	501	355.9 SF	R-2	200	2	0.4
UNIT SD-2A 16'-6" X 25'-11"	502	355.9 SF	R-2	200	2	0.4
UNIT SA-1 15'-0" X 20'-11"	503	266.8 SF	R-2	200	1	0.3
UNIT SB-1 15'-0" X 20'-11"	504	314.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	506	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	508	324.7 SF	R-2	200	2	0.3
UNIT 1A-1 24'-5" X 20'-11"	509	448.6 SF	R-2	200	2	0.4
UNIT SC-1 18'-0" X 20'-11"	510	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	511	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	512	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	513	324.7 SF	R-2	200	2	0.3
TRASH	T-5	49.2 SF	R-2	200	0	0.1
					21	
7) 6th through 12th Floor						
UNIT SD-3 16'-6" X 25'-11"	601	356.2 SF	R-2	200	2	0.4
UNIT SD-3 16'-6" X 25'-11"	602	356.2 SF	R-2	200	2	0.4
UNIT SA-1 15'-0" X 20'-11"	603	266.8 SF	R-2	200	1	0.3
UNIT SB-1 15'-0" X 20'-11"	604	314.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	606	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	608	324.7 SF	R-2	200	2	0.3
UNIT 1A-1 24'-5" X 20'-11"	609	448.6 SF	R-2	200	2	0.4
UNIT SC-1 18'-0" X 20'-11"	610	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	611	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	612	324.7 SF	R-2	200	2	0.3
UNIT SC-1 18'-0" X 20'-11"	613	324.7 SF	R-2	200	2	0.3
TRASH	T-6	49.2 SF	R-2	200	0	0.1
					21	
8) 13th through 18th Floor						
UNIT SE 15'-6" X 24'-11"	1301	324.5 SF	R-2	200	2	0.3
UNIT SE 15'-6" X 24'-11"	1302	324.5 SF	R-2	200	2	0.3
UNIT SA-2 15'-0" X 20'-11"	1303	266.8 SF	R-2	200	1	0.3
UNIT SB-2 15'-0" X 20'-11"	1304	314.7 SF	R-2	200	2	0.3
UNIT SC-2 18'-0" X 20'-11"	1306	324.7 SF	R-2	200	2	0.3
UNIT SC-2 18'-0" X 20'-11"	1308	324.7 SF	R-2	200	2	0.3
UNIT 1A-2 24'-5" X 20'-11"	1309	448.6 SF	R-2	200	2	0.4
UNIT SC-2 18'-0" X 20'-11"	1310	324.7 SF	R-2	200	2	0.3
UNIT SC-2 18'-0" X 20'-11"	1311	324.7 SF	R-2	200	2	0.3
UNIT SC-2 18'-0" X 20'-11"	1312	324.7 SF	R-2	200	2	0.3
UNIT SC-2 18'-0" X 20'-11"	1313	324.7 SF	R-2	200	2	0.3
TRASH	T-13	49.2 SF	R-2	200	0	0.1
					21	
9) 19th through 22nd Floor						
UNIT SF 14'-6" X 26'-11"	1901	302.7 SF	R-2	200	2	0.3
UNIT SF 14'-6" X 26'-11"	1902	302.7 SF	R-2	200	2	0.3
UNIT SA-2 15'-0" X 20'-11"	1903	266.8 SF	R-2	200	1	0.3
UNIT SB-2 15'-0" X 20'-11"	1904	314.7 SF	R-2	200	2	0.3
UNIT SC-2 18'-0" X 20'-11"	1906	324.7 SF	R-2	200	2	0.3
UNIT SC-2 18'-0" X 20'-11"	1908	324.7 SF	R-2	200	2	0.3
UNIT 1A-2 24'-5" X 20'-11"	1909	448.6 SF	R-2	200	2	0.4
UNIT SC-2 18'-0" X 20'-11"	1910	324.7 SF	R-2	200	2	0.3
UNIT SC-2 18'-0" X 20'-11"	1911	324.7 SF	R-2	200	2	0.3
UNIT SC-2 18'-0" X 20'-11"	1912	324.7 SF	R-2	200	2	0.3
UNIT SC-2 18'-0" X 20'-11"	1913	324.7 SF	R-2	200	2	0.3
TRASH	T-19	49.2 SF	R-2	200	0	0.1
					21	
10) Roof Level						
ROOF DECK	RD	2,809.6 SF	A-2	15	187	37.5
TRASH	TR-RD	49.0 SF	R-2	200	0	0.1
					187	

Exiting for Stairs

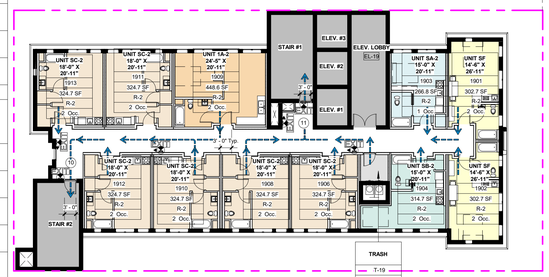
Level	Required Stair Door Width (OL X 0.2")	Provided Stair Door Width	Required Stair Width (OL X 0.3")	Provided Stair Width (Each Flight)
Stair #1				
Basement	0' - 1 3/4"	3' - 0"	0' - 2 3/4"	5' - 0"
1st Floor	0' - 0"	3' - 0"	0' - 0"	5' - 0"
2nd Floor	0' - 5 1/4"	3' - 0"	0' - 7 3/4"	5' - 0"
3rd through 22nd Floor	0' - 2 1/4"	3' - 0"	0' - 3 1/4"	5' - 0"
Roof	1' - 4 5/8"	3' - 0"	2' - 0 7/8"	5' - 0"
Stair #2				
Basement	0' - 2 3/8"	3' - 0"	0' - 3 5/8"	5' - 0"
1st Floor	0' - 1 5/8"	3' - 0"	0' - 2 3/8"	5' - 0"
2nd Floor	0' - 5"	3' - 0"	0' - 6"	5' - 0"
3rd through 22nd Floor	0' - 2"	3' - 0"	0' - 3"	5' - 0"
Roof	1' - 4 5/8"	3' - 0"	1' - 4 5/8"	5' - 0"



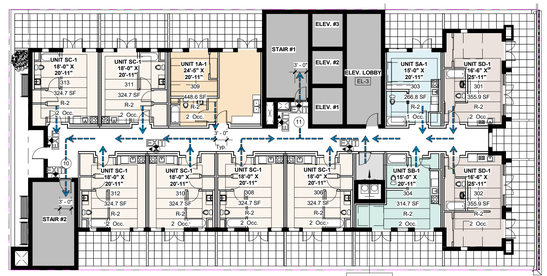
10 CA_Roof Level_Exiting
1/16" = 1'-0"



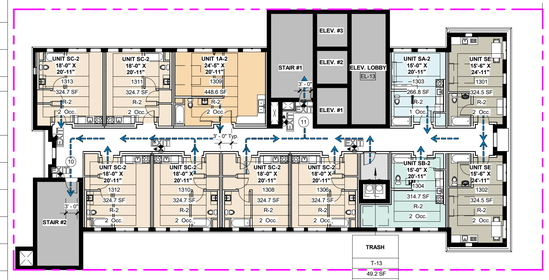
5 CA_4th Floor_Exiting
1/16" = 1'-0"



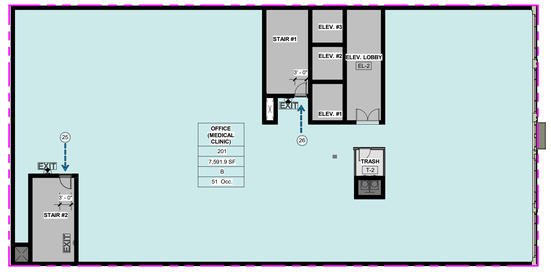
9 CA_19th Floor through 22nd Floor_Exiting
1/16" = 1'-0"



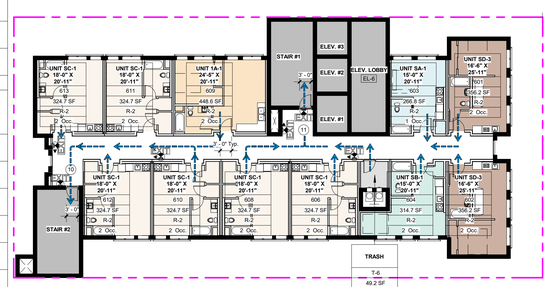
4 CA_3rd Floor Plan_Exiting
1/16" = 1'-0"



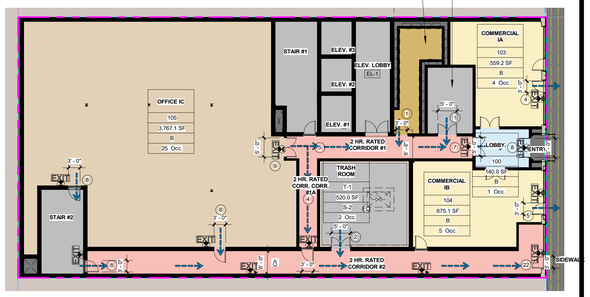
8 CA_13th Floor through 18th Floor_Exiting
1/16" = 1'-0"



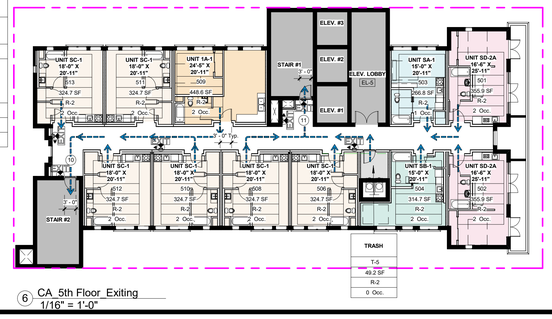
3 CA_2nd Floor_Exiting
1/16" = 1'-0"



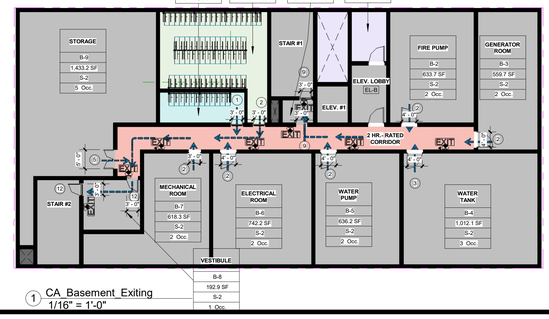
7 CA_6th Floor through 12th Floor_Exiting
1/16" = 1'-0"



2 CA_1st Floor Plan_Exiting
1/16" = 1'-0"



6 CA_5th Floor_Exiting
1/16" = 1'-0"



1 CA_Basement_Exiting
1/16" = 1'-0"

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Client:

ROYGBIV REAL ESTATE DEVELOPMENT

1238 SUTTER ST., SUITE 801, SAN FRANCISCO, CA 94109

Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT
H20-040

Stamp:

KURT B. ANDERSON
C-15210
EXP. 10/31/21
STATE OF CALIFORNIA

Issued For

No.	Description	Date
0	Preliminary Review	06/03/20
1	Site Development	11/04/20
2	Historic Preservation Permit/Amendment	01/04/21
3	Site Development	04/23/21
4	Site Development Resubmittal	07/20/21
5	Site Development Resubmittal	11/01/21
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Initial Issued Date: 08/09/21

Scale: 1/16" = 1'-0"

Drawn By: Author

Checked By: Checker

Sheet Title:

Code Analysis - Exiting

Sheet No.:

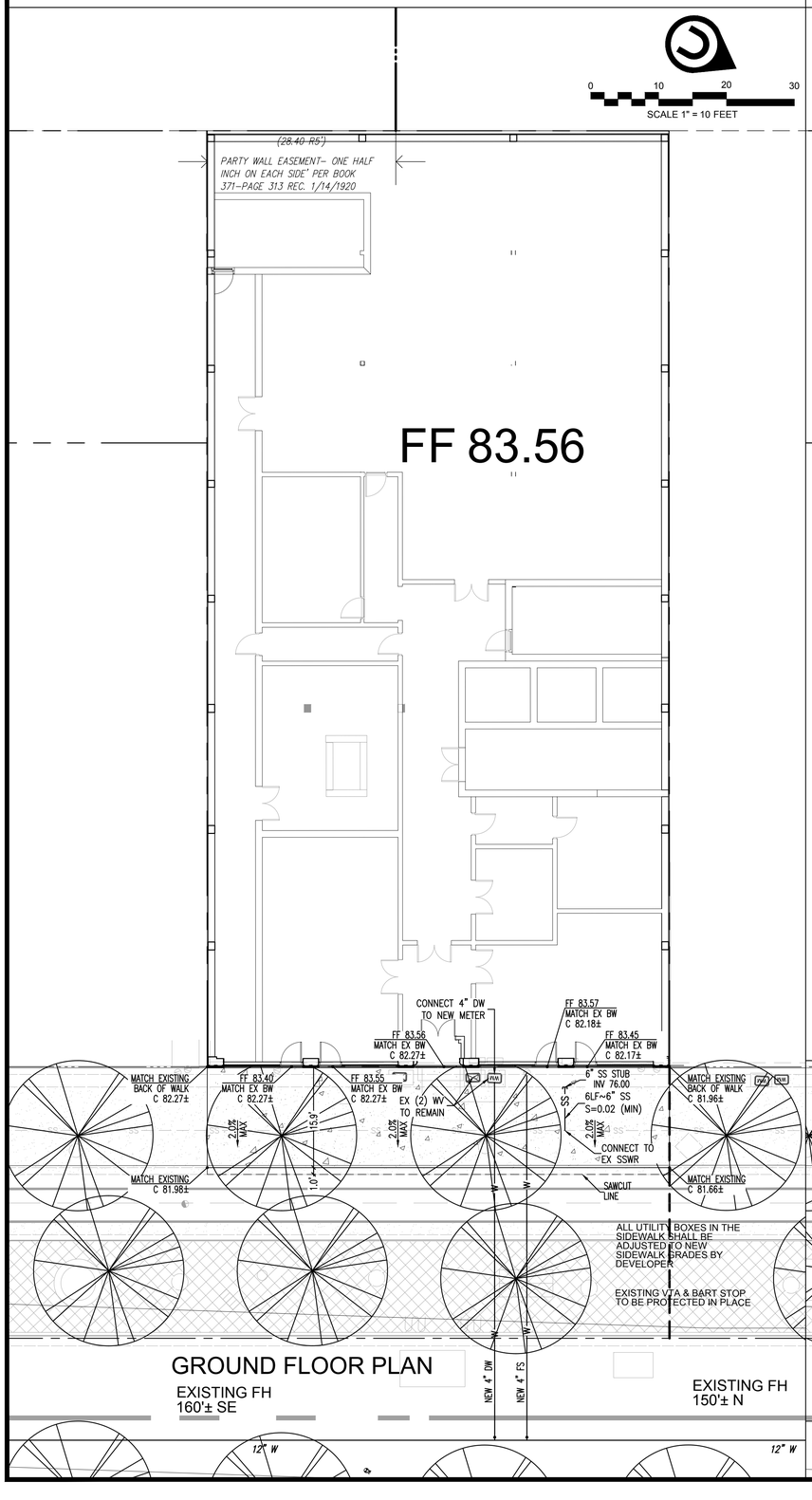
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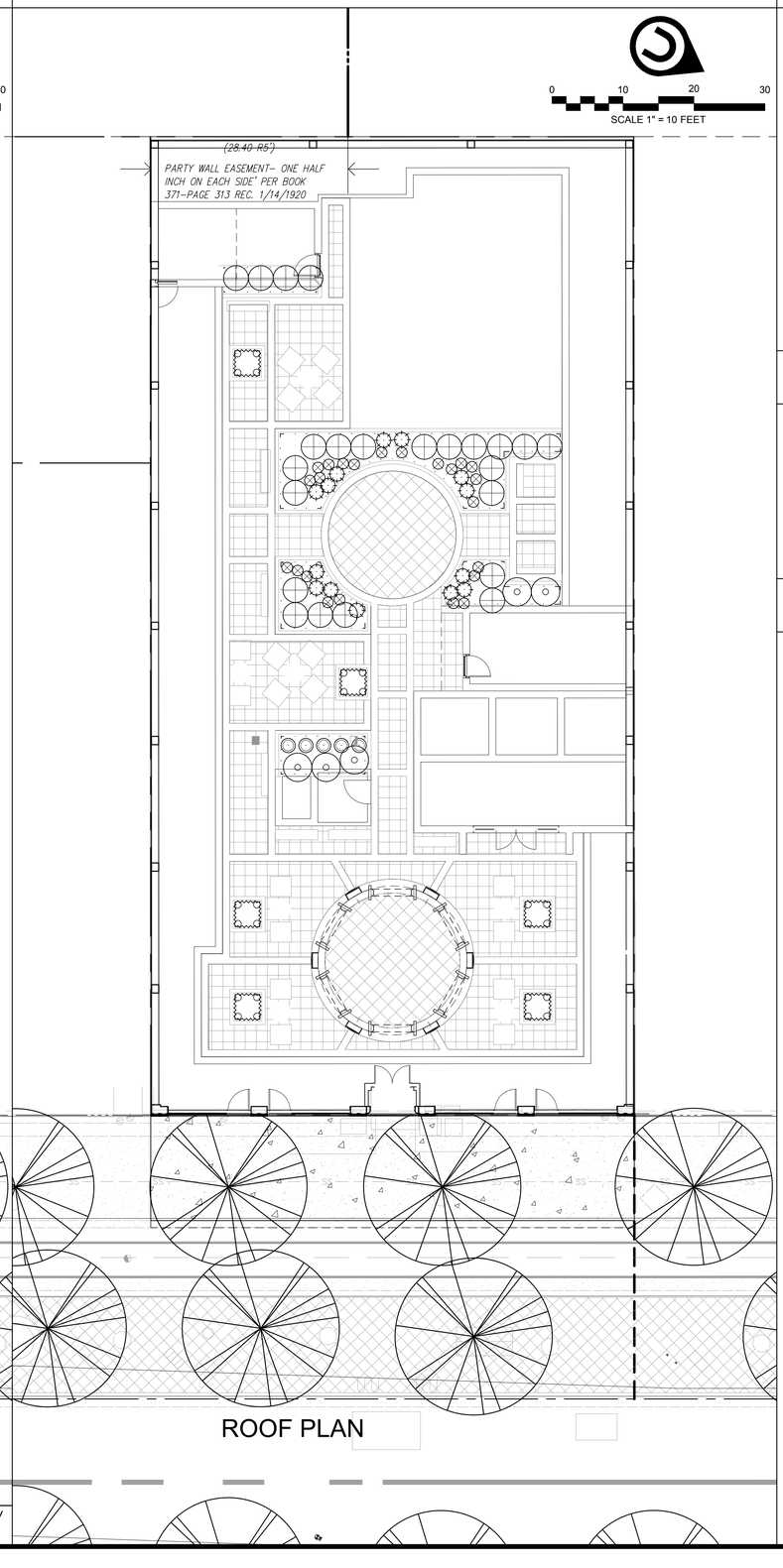
NORTH 2ND AFFORDABLE SENIOR HOUSING

NOTE: IF SHEET NOT IS 30"X42" THEN IT IS NOT TO SCALE PRINT

GROUND LEVEL



ROOF LEVEL



LEGEND

EXISTING	(Symbol Size May Vary)	PROPOSED
	Property Boundary	
	Lot Line	
	Easement Line	
	Building Line	
	Grade Break	GB
	Curb & Gutter	
SS	Sanitary Sewer Line	SS
W	Water Line	W
E	Electric Line	
	City Standard Curb Inlet	
	Field Inlet / Flat Grate Inlet	
	Sanitary Sewer Clean Out	
WV	Water Valve	
	Streetlighting / Utility Box	
	Water Valve	

ABBREVIATIONS

BW	BACK OF WALK	INV	INVERT ELEVATION
CO	CLEAN OUT TO GRADE	MIN	MINIMUM
C	CONCRETE	PL	PROPERTY LINE
DW	DOMESTIC WATER	PV	PAVEMENT
EX	EXISTING	SD	STORM DRAIN
FC	FACE OF CURB	SDMH	STORM DRAIN MANHOLE
FF	FINISH FLOOR	SL	STREET LIGHT
FG	FINISH GRADE	SS	SANITARY SEWER
FS	FIRE SERVICE or FINISH SURFACE	SSCO	SANITARY SEWER CLEAN OUT
GB	GRADE BREAK	TC	TOP OF CURB
HP	HIGH POINT	UB	UTILITY BOX

CSJ GRADING & DRAINAGE NOTES

1. ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF SAN JOSE DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.

   THE PROJECT INSPECTOR IS _____ VOICEMAIL NO. (408) 975-_____

2. APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

3. UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED

4. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.

5. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.

7. THIS PROJECT HAS BEEN DESIGNED TO COMPLY WITH THE FLOOD HAZARD AREA REGULATIONS AS STATED IN CHAPTER 17.08 OF THE SAN JOSE MUNICIPAL CODE.

8. ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 2660 TO ARRANGE FOR DISTRICT OBSERVATION OF ALL WELL ABANDONMENTS.

9. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE SANTA CLARA COUNTY CORONER IMMEDIATELY.

10. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.

11. FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.

12. CIVIL ENGINEER INFORMATION AND STATEMENTS:
    A. THE CIVIL ENGINEER FOR THIS PROJECT IS: (NAME AND ADDRESS)
       DAVE VOORHIES, 1295 E. DUNNE AVE #230 MORGAN HILL, CA 95037
    B. THIS ROUGH GRADING PLAN HAS BEEN PREPARED UNDER THE DIRECTION OF A LICENSED ENGINEER AND DESIGNED BASED ON THE RECOMMENDATIONS OF THE REFERENCED PROJECT GEOTECHNICAL REPORT.
    C. THE STORMWATER CONVEYANCE SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE APPROPRIATE BUILDING AND PLUMBING CODES OR HAS BEEN PROVEN TO BE DESIGNED WITH ADEQUATE CAPACITY THROUGH SIGNED AND SEALED HYDRAULIC CALCULATIONS.

13. SOILS ENGINEER INFORMATION AND REQUIREMENTS:
    A. THE SOIL ENGINEER FOR THIS PROJECT IS: (NAME AND ADDRESS)
       _____
    B. THE GEOTECHNICAL REPORT FOR THIS PROJECT IS:
       _____
    C. ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER.
    D. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.

14. A POST CONSTRUCTION "FINAL" REPORT IS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS FROM A CIVIL ENGINEER RETAINED BY THE OWNER TO OBSERVE THE CONSTRUCTION STATING:
    A. "THAT THE CONSTRUCTION CONFORMS TO THE LINES AND GRADES ON THE APPROVED PLANS;" OR
    B. "THAT ALL SIGNIFICANT CHANGES WERE REVIEWED AND APPROVED IN ADVANCE BY THE DEPARTMENT OF PUBLIC WORKS" AND THE CIVIL ENGINEER SHALL SUBMIT A "RECORD DRAWING" PLAN.

15. A POST CONSTRUCTION "FINAL" REPORT IS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS FROM A SOIL ENGINEER, AND ALSO FROM AN ENGINEERING GEOLOGIST IF THE PROJECT IS IN A GEOLOGIC HAZARD ZONE, STATING:
    A. "THAT THE ANTICIPATED CONDITIONS AND MATERIALS AND ACTUAL SITE CONDITIONS AND MATERIALS WERE COMPATIBLE," AND SUPPLY SUPPORTING DATA; OR
    B. "THAT THE DESIGN WAS MODIFIED TO MEET THE NEW CONDITIONS AND WAS REVIEWED AND APPROVED IN ADVANCE BY THE DEPARTMENT OF PUBLIC WORKS;" AND PROVIDE SUPPORTING DATA FOR THESE STATEMENTS.

16. ACCORDING TO THE CITY'S WASTE WATER ORDINANCE, THE USE OF POTABLE (PIPED OR HYDRANT) WATER FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED.

    RECLAIMED WATER IS AVAILABLE AT MULTIPLE LOCATIONS ACROSS THE CITY. TO CERTIFY FOR A RECYCLED WATER METER, PLEASE CALL LYLE FROHMAN AT (408) 794-6805.

    AN APPLICATION FOR AN EXCEPTION PERMIT TO APPROVE USE OF HYDRANT WATER CAN BE CONSIDERED IN THE PW DEVELOPMENT SERVICES OFFICE. FAX-BACK SERVICE IS PROVIDED FOR THIS PERMIT APPLICATION -- CONTACT (408) 535-7802.

17. A HAUL ROUTE PERMIT IS REQUIRED FOR ALL PROJECTS MOVING MORE THAN 10,000 C.Y. OF EARTH. THIS GRADING PERMIT IS INVALID WITHOUT THE HAUL ROUTE PERMIT. HAUL ROUTE PERMITS SHOULD BE OBTAINED FROM THE CITY'S TRANSPORTATION DEPARTMENT.

18. GRADING WILL NOT BE ALLOWED BETWEEN OCTOBER 1ST AND APRIL 30TH OF ANY YEAR WITHOUT EROSION CONTROL PLANS AND MEASURES APPROVED BY THE DIRECTOR OF PUBLIC WORKS. STORMWATER POLLUTION PREVENTION MEASURES IN ACCORDANCE WITH CITY SPECIFICATIONS AND WITH THE DOCUMENT "CLEAN BAY BLUEPRINT" SHALL BE IMPLEMENTED THROUGHOUT THE YEAR TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.

19. A POST CONSTRUCTION "AS-BUILT" PLAN IS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS FROM A CIVIL OR SOILS ENGINEER RETAINED BY THE OWNER TO PROVIDE THE FINAL HORIZONTAL AND VERTICAL LOCATIONS OF THE IMPROVEMENTS APPROVED WITH THIS PLAN SUCH AS SUBDRAINS, ON-SITE STORM WATER CONVEYANCE AND TREATMENT SYSTEMS, AND ON-SITE RETAINING STRUCTURES.

Anderson Architects INC

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Principal

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Client:

Roygbiv Real Estate Development

1238 SUTTER STREET, SUITE 801
SAN FRANCISCO, CA 94109

Project:

North 2nd Affordable Senior Housing

19 N. 2ND STREET
SAN JOSE, CA 95113

SITE DEVELOPMENT

V&H ENGINEERING LLP

Stamp:

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIES
No. 26429
Exp. 03-31-22
CIVIL
STATE OF CALIFORNIA

7/20/2021

Issued For

No.	Description	Date
0	SITE DEVELOPMENT	4/23/2021
1	SITE DEVELOPMENT	7/20/2021
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Initial Submittal Date: 11/2/2020

Scale: -

Drawn By: -

Checked By: DV

Sheet Title:

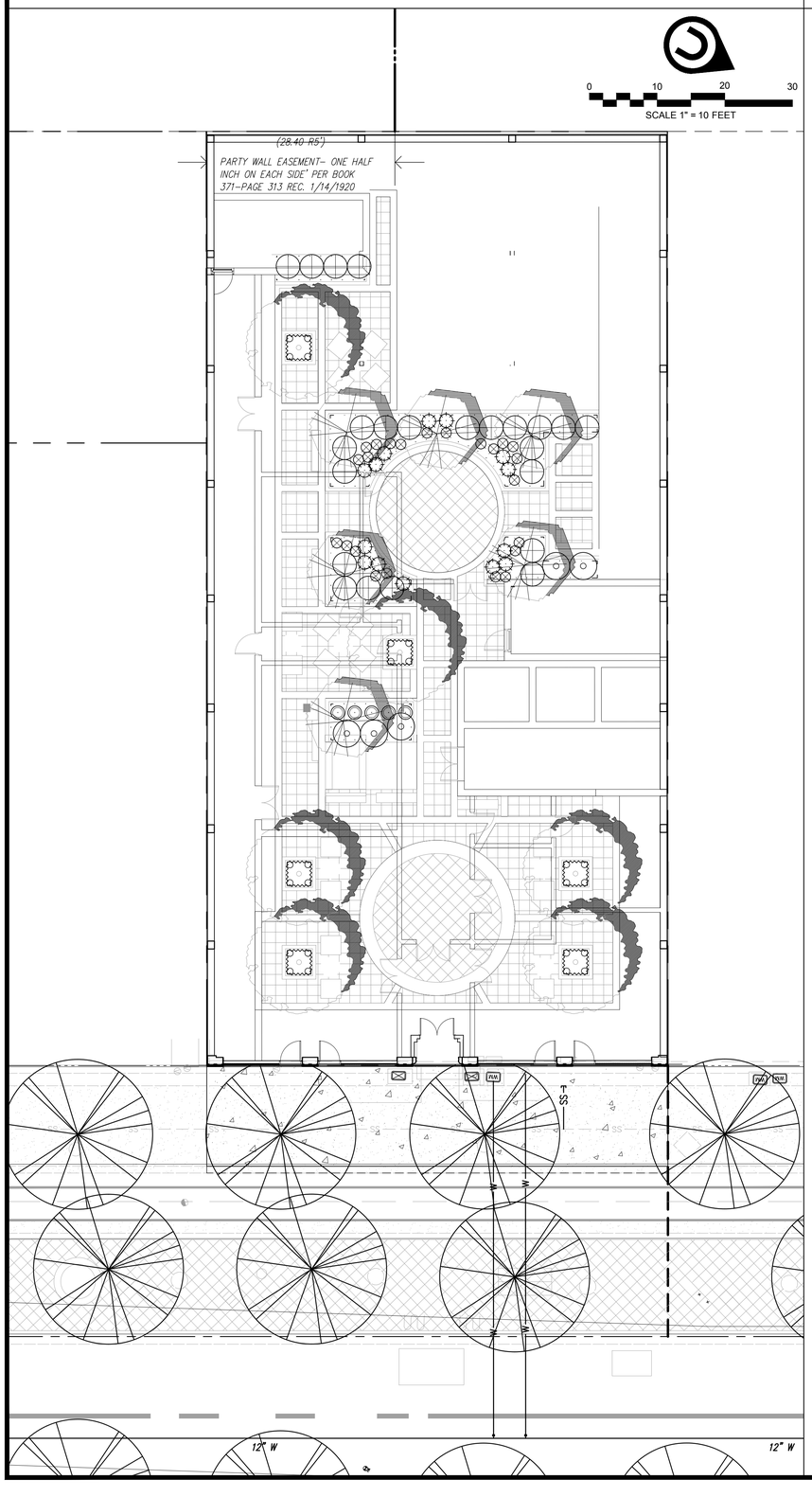
GRADING & DRAINAGE PLAN

Sheet No.:

003

File: P:/ Job: 19 N 2ND STREET

GROUND LEVEL



PROJECT SITE INFORMATION TABLES

PROJECT SITE INFORMATION:

1. **SOILS TYPE:** D
2. **GROUND WATER DEPTH:** 30-50 FEET
3. **NAME OF RECEIVING BODY:** GUADALUPE
4. **FLOOD ZONE: ZONE** D
5. **FLOOD ELEVATION (IF APPLICABLE):** N/A

OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
19 N 2nd STREET
SAN JOSE, CA 95113

I.B. PROPERTY OWNER:
ROYGBIV RED

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT: LOIDA KIRKLEY

II.B. PHONE NUMBER OF CONTACT:
650-397-1013

II.C. EMAIL:
ROYGBIVRED@GMAIL.COM

II.D. ADDRESS:
5861 KILLARNEY CIRCLE
SAN JOSE, CA 95138

SITE DESIGN MEASURES:

1. PARKING NOT PROVIDED IN EXCESS OF CODE.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING
2. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
3. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
   a. COVERED TRASH/ RECYCLING ENCLOSURES.
2. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
4. STORM DRAIN LABELING.
5. OTHER: _____

TREATMENT NOTES

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

OVERALL SITE SURFACES

2.a Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable):	N/A	
2.b Total area of site:	0.22	acres
2.c Total area of site that will be disturbed:	0.22	acres

COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:

2.d IMPERVIOUS AREAS - IA	Pre-Project Existing IA sq. ft.	Existing IA Retained As-Is[1] sq. ft.	Existing IA Replaced with IA[2] sq. ft.	New IA Created[2] sq. ft.	Total Post Project IA sq. ft.
Site Totals					
Total IA	d.1 9391	d.2 0	d.3 9361	d.4 0	d.5 (d.2+d.3+d.4) 9361
Total New and Replaced IA			d.6 (d.3+d.4) 9361		
Public Street Totals					
Total Public Streets IA[3]	d.8 0	d.9 0	d.10 0	d.11 0	d.12 (d.9+d.10+d.11) 0
Total New and Replaced Public Streets IA			d.13 (d.10+d.11) 0		
Total Site and Public Streets IA	d.14 (d.1.+d.8)				d.15 (d.5+d.12) 9361
Percent Replacement of IA in Redevelopment Projects (d.3÷d.1) x 100:					d.16 100 %

2.e PERVIOUS AREAS - PA	Pre-Project Existing PA sq. ft.	Total Post Project PA sq. ft.
Total PA[4]	e.1 0	e.2 30
2.f Total Area (IA + PA)	f.1 (d.14 + e.1) 9391	f.2 (d.15 + e.2) 9391

FOOTNOTES

1. "Retained" in box 2.d.2 means to leave existing IA in place. An IA that goes through maintenance (e.g., pavement resurfacing/slurry seal/grind), but no change in grade is considered "retained."
2. The "replaced" and "new" IA in boxes 2.d.3. and 2.d. 4 are based on the total area of the site and not specific locations on site. For example, impervious parking created over a pervious area is not "new" IA if an equal amount of pervious area replaces IA somewhere else on the site. Constructed IA on a site that does not exceed the Total Pre-Project IA in box 2.d.1. will be considered "replaced" IA. **A site will have "new" IA only if the Total Post-Project IA in box 2.d.5. exceeds the Total Pre-Project IA (2.d.5 - 2.d.1 = 2.d.4).**

PLAN LEGEND

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V&H ENGINEERING LLP

Stamp:

REGISTERED PROFESSIONAL ENGINEER
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No. 26429
Exp. 03–31–22
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STATE OF CALIFORNIA

7/20/2021

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Initial Submittal Date: 11/2/2020

Scale: --

Drawn By:

Checked By: DV

Sheet Title:

STORMWATER CONTROL PLAN

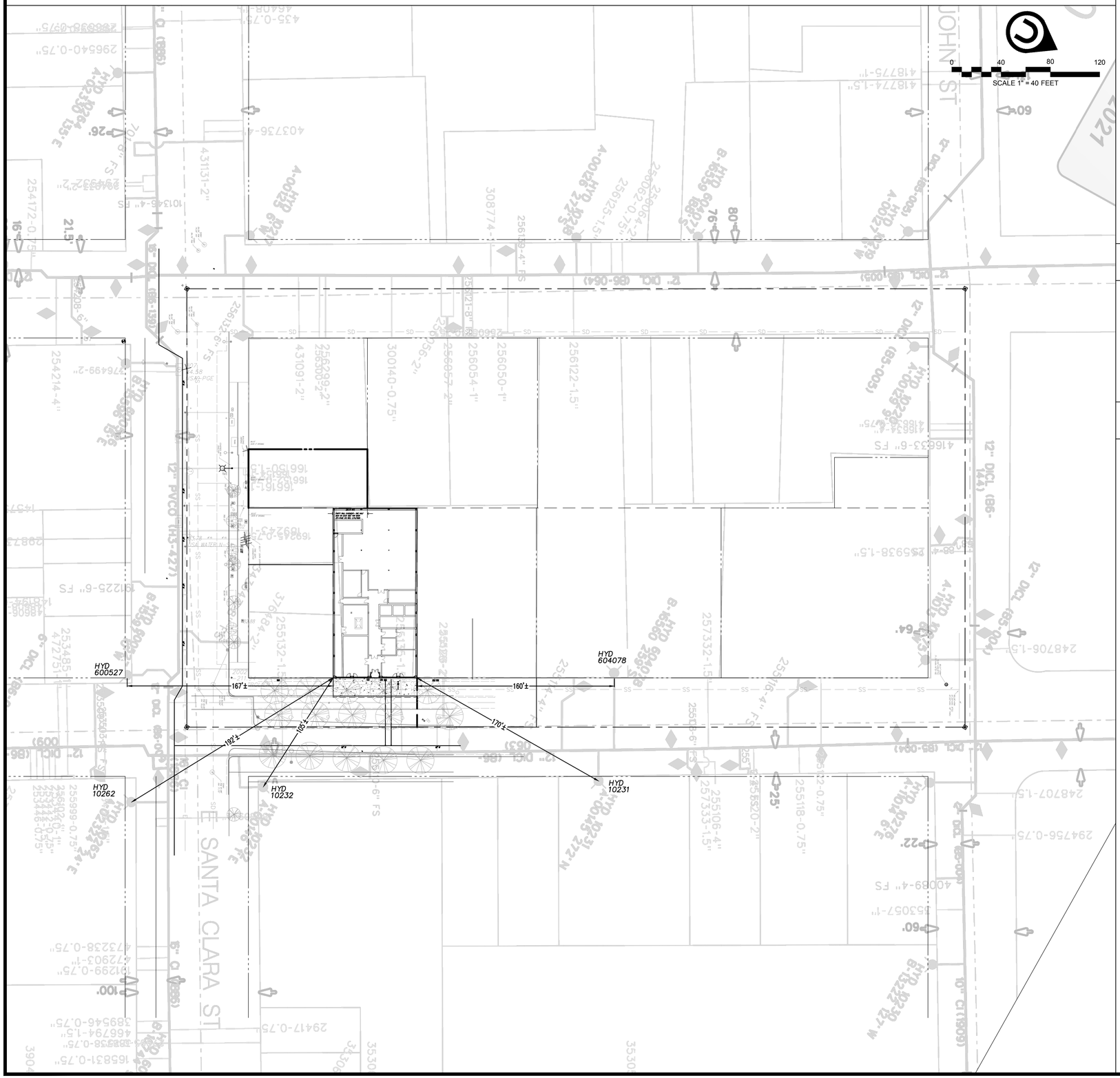
Sheet No.:

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File: Job: 19 N 2ND STREET

GROUND LEVEL



LEGEND

EXISTING	(Symbol Size May Vary)	PROPOSED
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	Building Line	
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	Curb & Gutter	
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E	Electric Line	
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ABBREVIATIONS

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HP	HIGH POINT	UB	UTILITY BOX

FIRE PROTECTION NOTES:

RESIDENTIAL CONSTRUCTION (B, R-2, A-2)
194,211 SQUARE FEET

HYDRANT CALCULATION:

TYPE 1A SF 100%

FROM SAN JOSE FIRE FLOW AND HYDRANT POLICY:

TYPE 1A - 4,750 GPM

TOTAL FROM HYDRANTS: 5,000 GPM
(ASSUMING 1,000 GPM/HYDRANT)

5 HYDRANTS REQUIRED @ 300 LF

EXISTING HYDRANTS
10231, 10232, 10262, 600527, 604078

BUILDING CALCULATION:

TYPE 1A **(R-2)** 289,416 SF (77%)

(50% REDUCTION ALLOWED BY SJFD FOR LIGHT HAZARD OCCUPANCY RESIDENTIAL)

(50% REDUCTION = 2,375 GPM) x (77%) = 1,829 GPM

TYPE 1A **(B, A-2)** 289,416 SF (23%)

(25% REDUCTION ALLOWED BY SJFD FOR ORDINARY HAZARD OCCUPANCY COMMERCIAL / OFFICE OR RESTAURANT)

(25% REDUCTION = 3,563 GPM) x (23%) = 819 GPM

TOTAL BUILDING 2,648 GPM

ROUND UP TO **2,650 GPM**

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Initial Submittal Date: 11/2/2020

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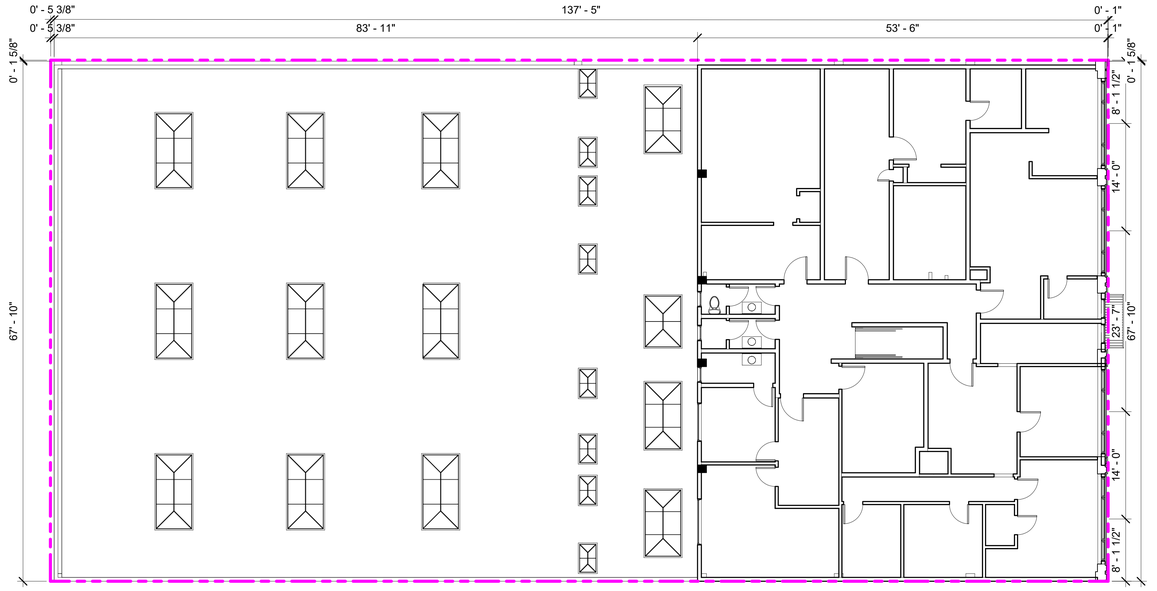
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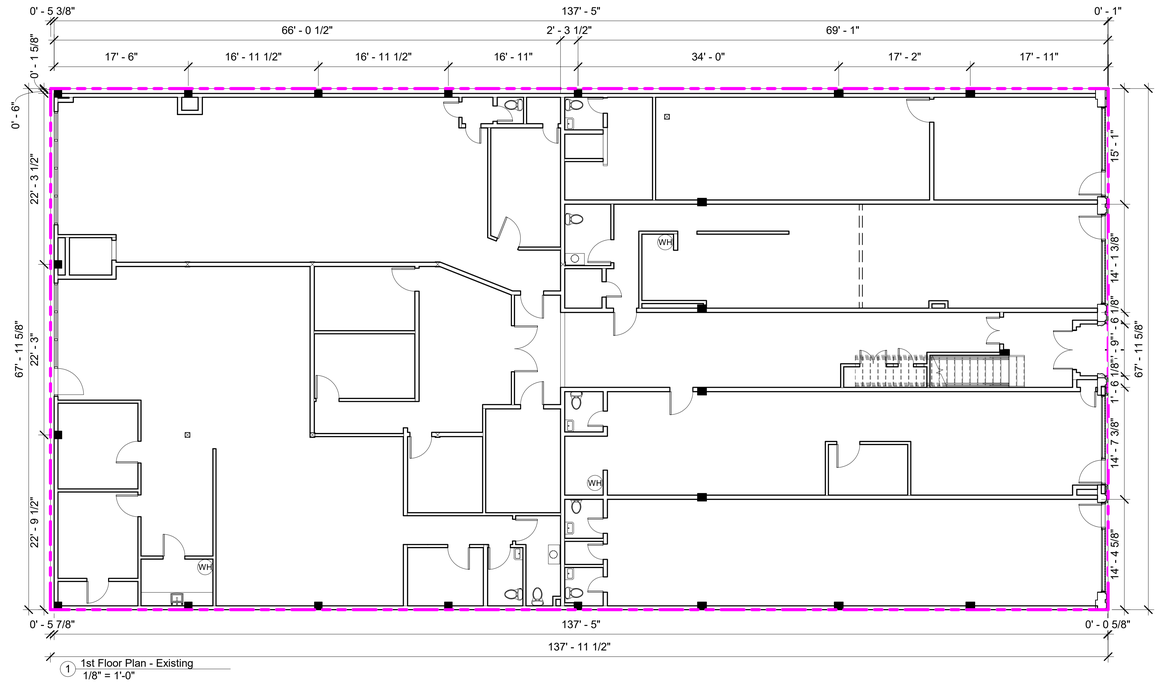
3 Existing Building View



2 2nd Floor-Existing
1/8" = 1'-0"



4 East - Existing
3/16" = 1'-0"



1 1st Floor Plan - Existing
1/8" = 1'-0"

Anderson Architects INC

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Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT
H20-040

Stamp:

KURT B. ANDERSON
C-15210
EXP. 10/31/21
STATE OF CALIFORNIA

Issued For

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Initial Issued Date: 11/04/19

Scale: As indicated

Drawn By: RK

Checked By: Checker

Sheet Title:

Existing Flr. Plans, Elev. & View

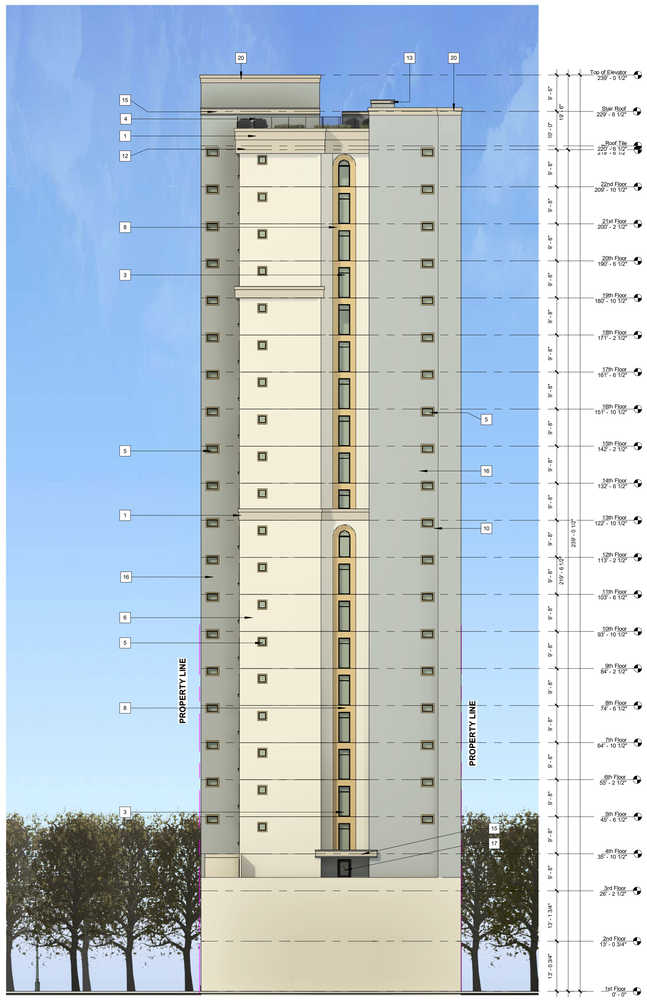
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Sheet Size: 24"X36"

NOTE: IF SHEET NOT IS 30"X42" THEN IT IS REDUCE PRINT



2 West
1/16" = 1'-0"



1 East
1/16" = 1'-0"



RESIDENTIAL WINDOWS - CORRIDOR
ALUMINUM WINDOWS FROM MILGARD OR EQUAL
ALUMINUM SERIES W/ BRONZE ANODIZED
COLOR AND TINTED GLASS

ROOF DECK GLASS RAILING WITH BASE RAIL
FROM VIEW RAIL OR EQUAL (VIEWRAIL.COM)



RESIDENTIAL CASEMENT WINDOWS- UNITS
ALUMINUM WINDOWS FROM MILGARD OR EQUAL
ALUMINUM SERIES W/ BRONZE ANODIZED
COLOR AND TINTED GLASS

STUCCO PAINT BASE COLOR FROM SWERWIN WILLIAMS OR EQUAL - SW6357, CHOICE CREAM

STUCCO CORNICE/ TRIM COLOR FROM SWERWIN WILLIAMS OR EQUAL - SW7008, LOGGIA



RESIDENTIAL WINDOWS- UNITS
ALUMINUM WINDOWS FROM MILGARD OR EQUAL
ALUMINUM SERIES W/ BRONZE ANODIZED
COLOR AND TINTED GLASS

STUCCO TRIM COLOR FOR WINDOWS FROM SWERWIN WILLIAMS OR EQUAL - SW9026, TARNISHED TRUMPET

SPANDREL GLASS- EAST ELEVATION (19TH-22ND FLR.) FROM VIRACON OR EQUAL , COLOR : V933 WARM GRAY



STUCCO WINDOW SILL FROM SWERWIN WILLIAMS
OR EQUAL - SW7068, WALL STREET

STUCCO STAIR TOWER COLOR FROM SWERWIN WILLIAMS OR EQUAL - SW6255, MORNING FOG

Key Notes

1	36" HIGH STUCCO FOAM TRIM COLOR SW7506 LOGGIA OR EQUAL
2	EXISTING FINISHES, ELEMENTS TO BE RETAINED
3	ALUMINUM FIXED WINDOW WITH TINTED GLASS FOR CORRIDORS, ANODIZED BRONZE COLOR, MILGARD OR EQUAL
4	ROOF DECK GLASS RAILING WITH BASE RAIL FROM VIEWRAIL OR EQUAL 00 02 00
5	ALUMINUM FIXED WINDOW WITH TINTED GLASS, ANODIZED BRONZE COLOR, MILGARD OR EQUAL
6	STUCCO PAINT SW6357 CHOICE CREAM OR EQUAL
7	ALUMINUM DOUBLE CASEMENT WINDOW WITH TINTED GLASS FOR RESIDENTIAL UNITS, ANODIZED BRONZE COLOR, MILGARD OR EQUAL
8	CORRIDOR WALL COLOR SW9026 TARNISHED TRUMPET
9	ALUMINUM SINGLE CASEMENT WINDOW WITH TINTED GLASS FOR RESIDENTIAL UNITS, ANODIZED BRONZE COLOR, MILGARD OR EQUAL
10	3" WIDE STUCCO FOAM TRIM AROUND WINDOW/ DOOR COLOR SW9026 TARNISHED TRUMPET OR EQUAL
11	STUCCO FOAM SILL, COLOR SW7566 WALL STREET
12	STUCCO PAINT SW7506 LOGGIA OR EQUAL
13	12" HIGH STUCCO FOAM TRIM, COLOR SW7566 WALL STREET / SW7506 LOGGIA OR EQUAL
14	STUCCO FOAM TRIM ON EITHER SIDE OF THE SPANDREL GLASS ON FLOORS 19TH-22ND COLOR SW9026 TARNISHED TRUMPET OR EQUAL
15	24" HIGH STUCCO FOAM TRIM COLOR SW7566 WALL STREET / SW7506 LOGGIA OR EQUAL
16	STUCCO PAINT SW6255 MORNING FOG OR EQUAL
17	ALUMINUM SWING DOOR WITH TINTED GLASS FOR CORRIDOR, ANODIZED BRONZE COLOR, MILGARD OR EQUAL
18	15" HIGH STUCCO FOAM TRIM COLOR SW7566 WALL STREET / SW7506 LOGGIA OR EQUAL
19	SPANDREL GLASS FOR FLOOR 19TH-22ND, V933 WARM GRAY, VIRACON OR EQUAL
20	24" STUCCO FOAM TRIM COLOR SW7506 LOGGIA OR EQUAL
21	ALUMINUM SWING DOOR WITH TINTED GLASS FOR RESIDENTIAL UNITS, ANODIZED BRONZE COLOR, MILGARD OR EQUAL

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Sheet Title:

Exterior Elevations

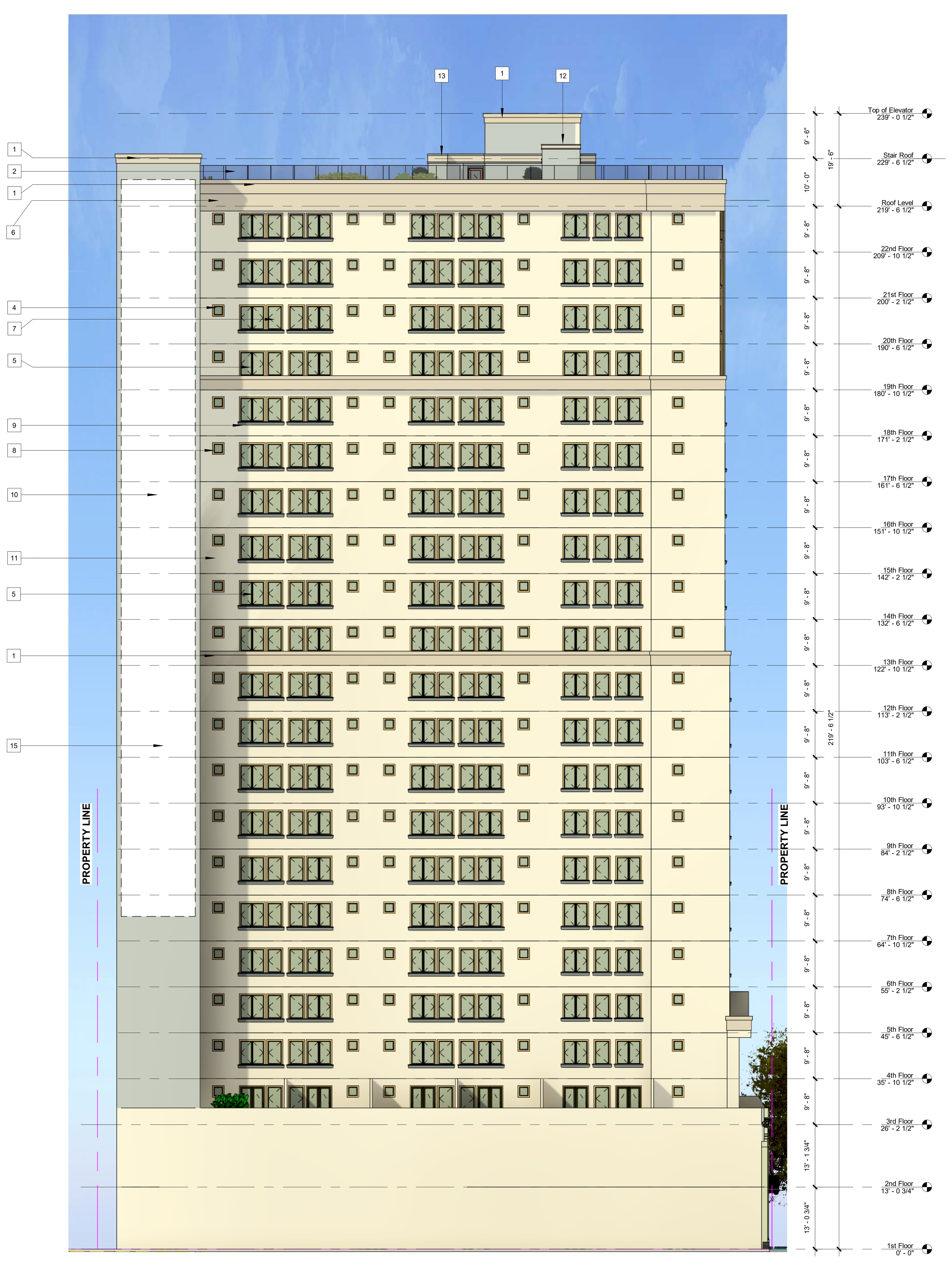
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NORTH 2ND AFFORDABLE SENIOR HOUSING

NOTE: IF SHEET NOT IS 30"X42" THEN IT IS JCE PRINT



2 South
1/16" = 1'-0"



1 North
1/16" = 1'-0"



REIDENTIAL WINDOWS - CORRIDOR ALUMINUM WINDOWS FROM MILGARD OR EQUAL ALUMINUM SERIES W/ BRONZE ANODIZED COLOR AND TINTED GLASS

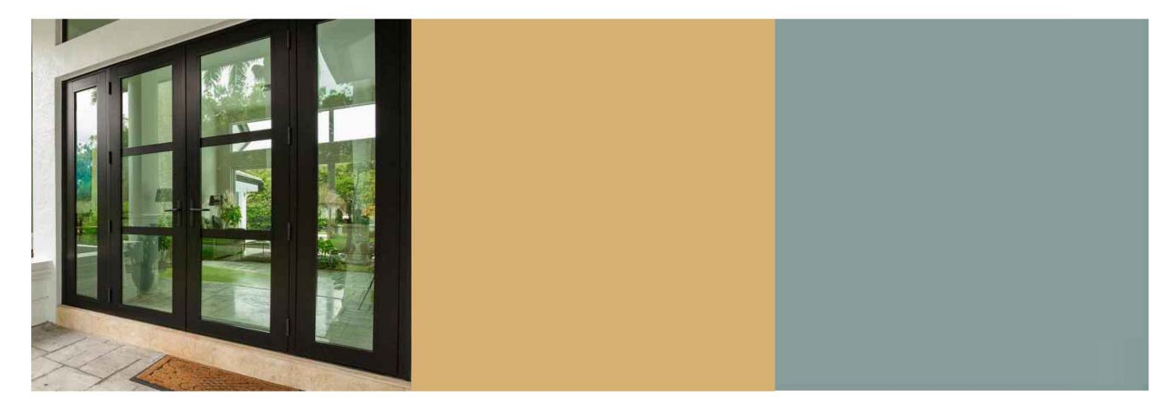
ROOF DECK GLASS RAILING WITH BASE RAIL FROM VIEW RAIL OR EQUAL (VIEWRAIL.COM)



RESIDENTIAL CASEMENT WINDOWS- UNITS ALUMINUM WINDOWS FROM MILGARD OR EQUAL ALUMINUM SERIES W/ BRONZE ANODIZED COLOR AND TINTED GLASS

STUCCO PAINT BASE COLOR FROM SWERWIN WILLIAMS OR EQUAL - SW6357, CHOICE CREAM

STUCCO CORNICE/ TRIM COLOR FROM SWERWIN WILLIAMS OR EQUAL - SW7506, LOGGIA



RESIDENTIAL WINDOWS- UNITS ALUMINUM WINDOWS FROM MILGARD OR EQUAL ALUMINUM SERIES W/ BRONZE ANODIZED COLOR AND TINTED GLASS

STUCCO TRIM COLOR FOR WINDOWS FROM SWERWIN WILLIAMS OR EQUAL - SW9026, TARNISHED TRUMPET

SPANDREL GLASS- EAST ELEVATION (19TH-22ND FLR.) FROM VIRACON OR EQUAL , COLOR : V933 WARM GRAY



STUCCO WINDOW SILL FROM SWERWIN WILLIAMS OR EQUAL - SW7566, WALL STREET

STUCCO STAIR TOWER COLOR FROM SWERWIN WILLIAMS OR EQUAL - SW6255, MORNING FOG

Key Notes

1	36" HIGH STUCCO FOAM TRIM COLOR SW7506 LOGGIA OR EQUAL
2	ROOF DECK GLASS RAILING WITH BASE RAIL FROM VIEWRAIL OR EQUAL 00 02 00
3	DASHED LINE INDICATES ART TO CREATE VISUAL INTEREST.SIZE AND AREA TO CONFORM TO THE 50% OF THE BLANK AREA REQUIREMENT, AND TO BE DETERMINED AT A LATER DATE WITH COORDINATION OF STAFF.
4	ALUMINUM FIXED WINDOW WITH TINTED GLASS, ANODIZED BRONZE COLOR, MILGARD OR EQUAL
5	ALUMINUM DOUBLE CASEMENT WINDOW WITH TINTED GLASS FOR RESIDENTIAL UNITS, ANODIZED BRONZE COLOR, MILGARD OR EQUAL
6	STUCCO PAINT SW7506 LOGGIA OR EQUAL
7	ALUMINUM SINGLE CASEMENT WINDOW WITH TINTED GLASS FOR RESIDENTIAL UNITS, ANODIZED BRONZE COLOR, MILGARD OR EQUAL
8	3" WIDE STUCCO FOAM TRIM AROUND WINDOW/ DOOR COLOR SW9026 TARNISHED TRUMPET OR EQUAL
9	STUCCO FOAM SILL, COLOR SW7566 WALL STREET
10	STUCCO PAINT SW6255 MORNING FOG OR EQUAL
11	STUCCO PAINT SW6357 CHOICE CREAM OR EQUAL
12	12" HIGH STUCCO FOAM TRIM, COLOR SW7566 WALL STREET / SW7506 LOGGIA OR EQUAL
13	24" HIGH STUCCO FOAM TRIM COLOR SW7566 WALL STREET / SW7506 LOGGIA OR EQUAL
14	STUCCO PAINT SW9109 NATURAL LINEN OR EQUAL
15	DASHED LINE INDICATES ART TO CREATE VISUAL INTEREST.SIZE AND AREA TO BE DETERMINED AT A LATER DATE WITH COORDINATION OF STAFF.
16	24" STUCCO FOAM TRIM COLOR SW7506 LOGGIA OR EQUAL
17	STUCCO FOAM TRIM ON EITHER SIDE OF THE SPANDREL GLASS ON FLOORS 19TH-22ND COLOR SW9026 TARNISHED TRUMPET OR EQUAL

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19N 2ND STREET,
SAN JOSE CA 95113

SITE
DEVELOPMENT
H20-040

Stamp:

LICENSED ARCHITECT KURT B. ANDERSON C-15210 EXP. 10/31/21 STATE OF CALIFORNIA

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Scale: 1/16" = 1'-0"

Drawn By: RK

Checked By: Checker

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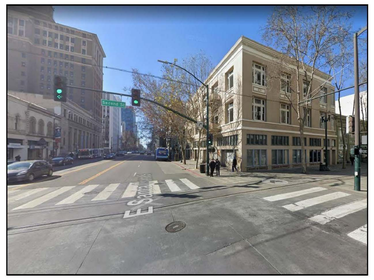
Exterior Elevations

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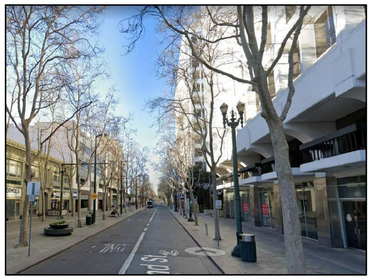
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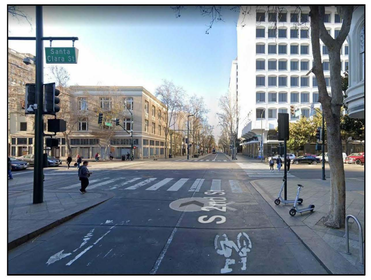
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VIEW 3 - LOOKING DOWN E. SANTA CLARA STREET



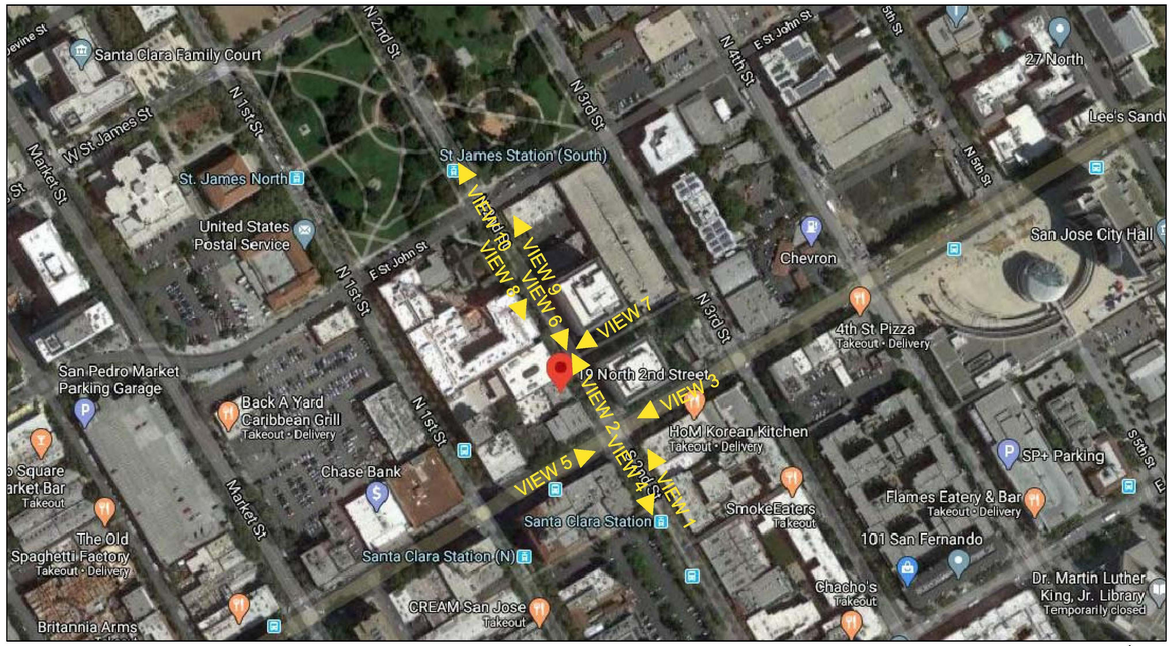
VIEW 2 - 2ND STREET (SITE ON LEFT SIDE)

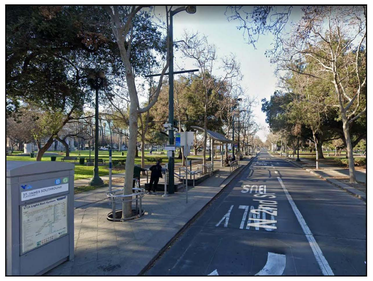


VIEW 1 (CORNER OF SANTA CLARA AND 2ND STREET FROM S. 2ND STREET)

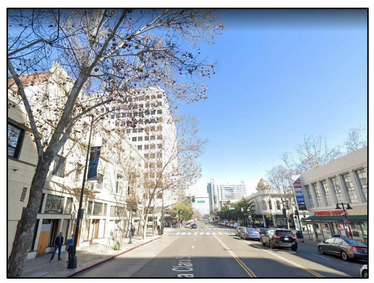


VIEW 4 - LOOKING DOWN S. 2ND STREET- LIGHT RAIL STATION





VIEW 10 - LOOKING DOWN N. 2ND STREET , ST. JAMES PARK ON EITHER SIDE - BUS STOP ON THE LEFT



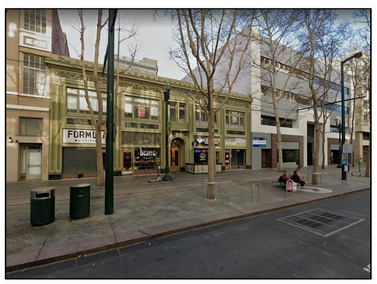
VIEW 5 - CORNER OF SANTA CLARA AND 2ND STREET FROM SANTA CLARA STREET



VIEW 9 - LOOKING DOWN N. 2ND STREET AT CORNER OF 2ND STREET AND ST. JOHN STREET



VIEW 6 - N. 2ND STREET (SITE ON RIGHT SIDE)



VIEW 7 - LOOKING AT THE SITE WITH EXISTING BUILDING ON N. 2ND STREET- BUS STOP IN THE FRONT



VIEW 8 - MIXED USE BUILDINGS ON 2ND STREET

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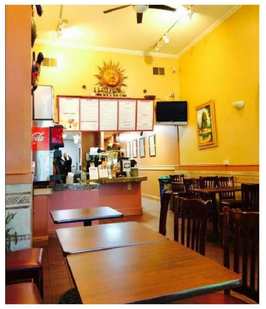
Existing Site/ Building Photos

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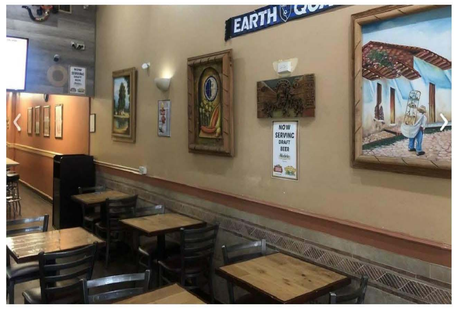
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RESTAURANT ON 1ST FLOOR



RESTAURANT ON 1ST FLOOR



STORE ON THE 1ST FLOOR



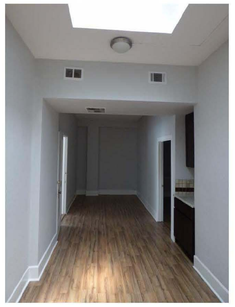
SHOP ON THE 1ST FLOOR



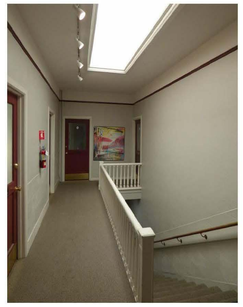
OFFICE WINDOW OVERLOOKING 2ND STREET



OFFICE SPACE ON 2ND FLOOR



OFFICE SPACE ON 2ND FLOOR



STAIRS COMING UP FROM 1ST FLOOR



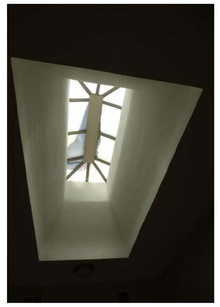
VIEW OF THE ROOF TOP FROM THE OFFICE



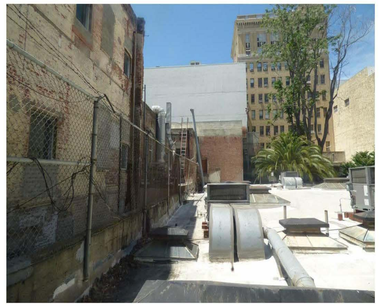
OFFICE SPACE ON 2ND FLOOR



OFFICE SPACE ON 2ND FLOOR



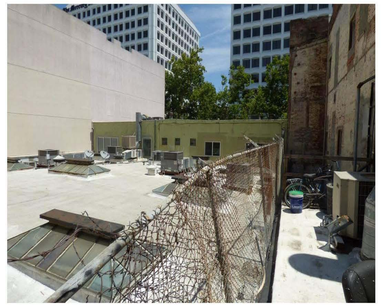
SKYLIGHT



MECHANICAL DUCTS AND SKYLIGHTS ON 2ND FLOOR ROOF TOP



VIEW FROM ROOF TOP LOOKING AT 2ND FLOOR OFFICE SPACE



VIEW FROM ROOF TOP LOOKING AT 2ND FLOOR OFFICE SPACE

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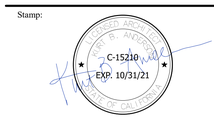
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Interior Photos For Existing Building

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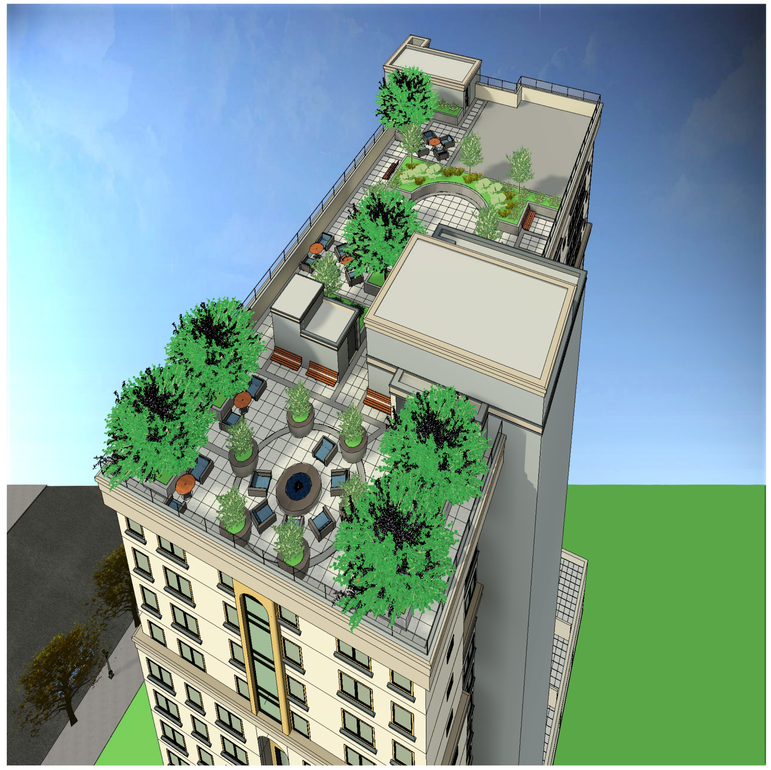
008B

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NOTE: IF SHEET NOT IS 30"X42" THEN IT IS REDUCE PRINT



3 Partial South View



5 Roof Deck View



2 Rear View



6 Partial Rear North View



4 Partial Enlarged View showing New Entry and Commercial



1 Front View

Anderson Architects INC

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Principal

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Client:

ROYGBIV REAL ESTATE DEVELOPMENT

1238 SUTTER ST., SUITE 801, SAN FRANCISCO, CA 94109

Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT
H20-040

Stamp:

KURT B. ANDERSON
C-15210
EXP. 10/31/21
STATE OF CALIFORNIA

Issued For

No.	Description	Date
0	Preliminary Review	06/03/20
1	Site Development	11/04/20
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Sheet Title:

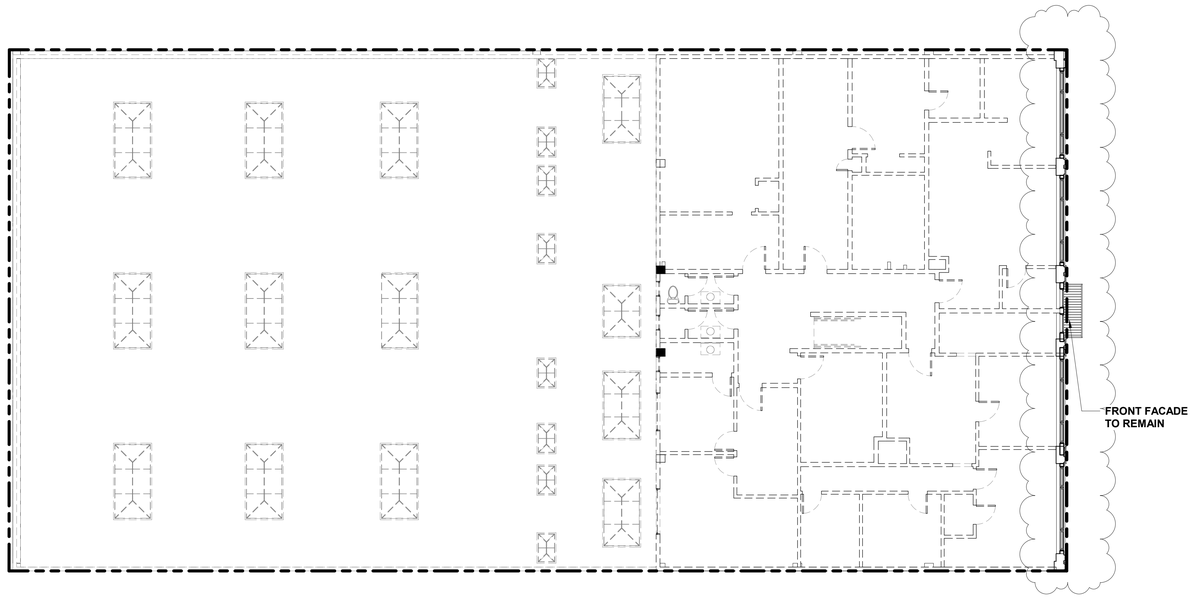
Conceptual Views

Sheet No.:

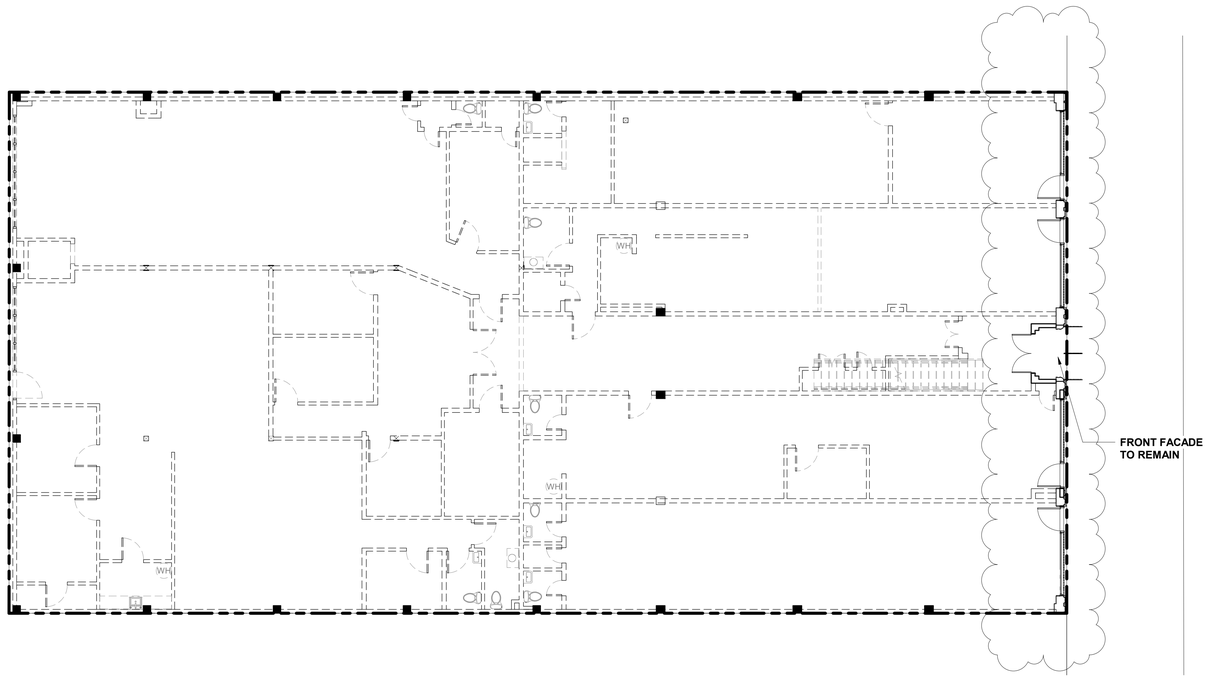
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2 2nd Floor - Demolition
1/8" = 1'-0"



1 1st Floor Plan- Demolition
1/8" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER
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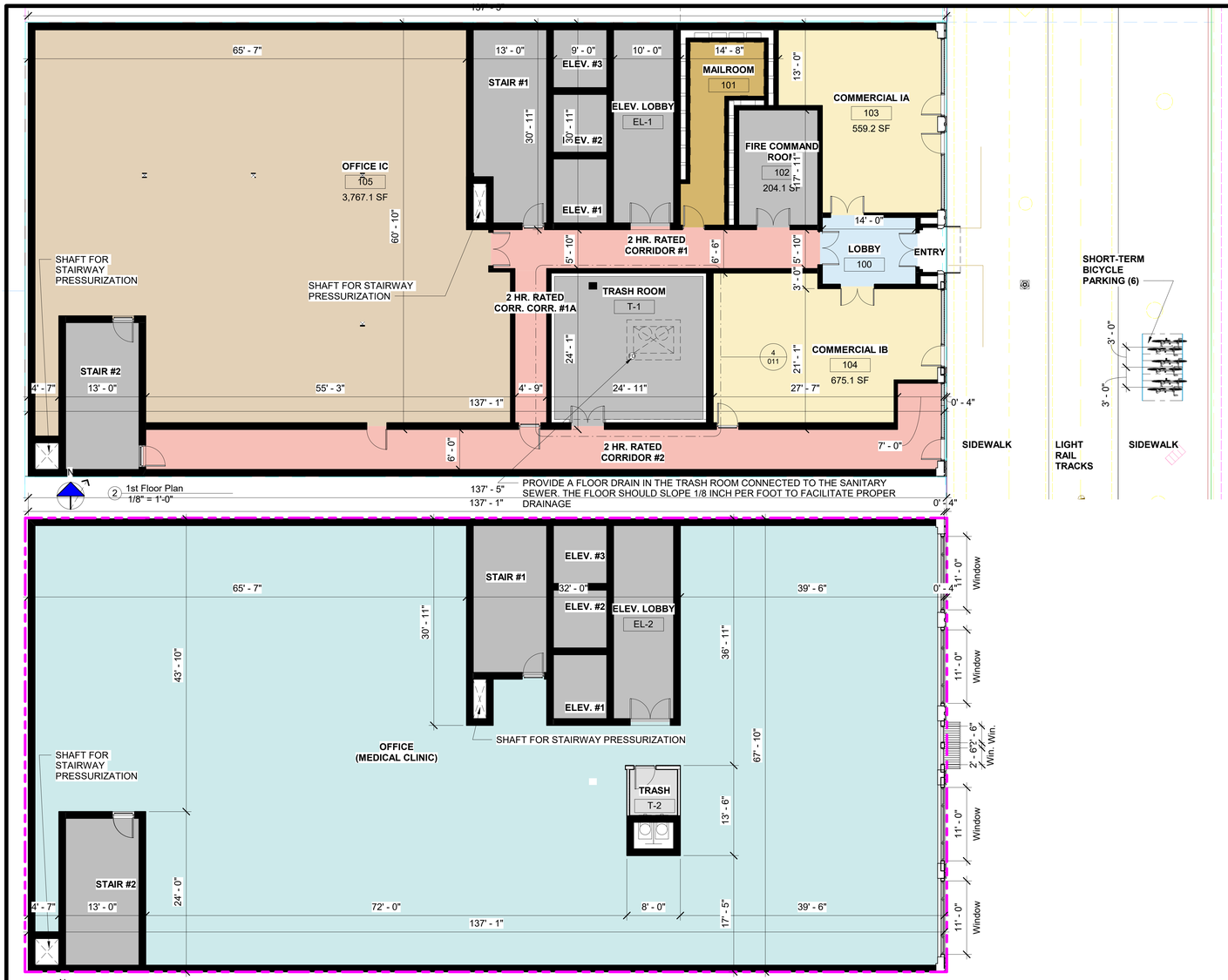
Demolition Floor Plan

Sheet No.:

010

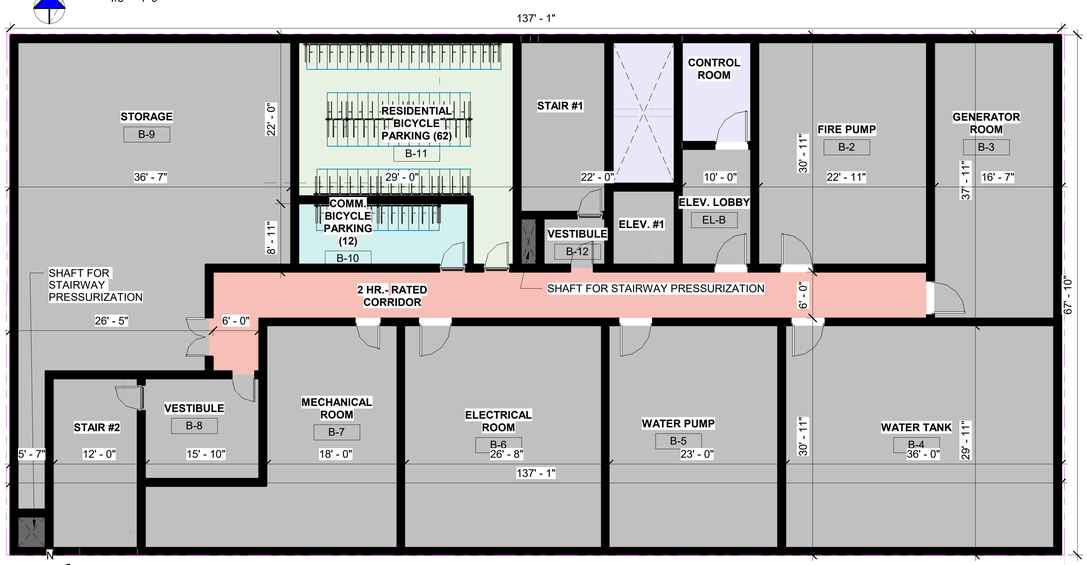
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2 1st Floor Plan
1/8" = 1'-0"

3 2nd Floor
1/8" = 1'-0"



1 Basement
1/8" = 1'-0"

Bicycle Parking Required (Commercial)

Name	AreaRound	Section	Bike Formula	Required Bicycle Parking
Commercial				
<varies>	18,643	Table 20-190	1/3000 sf of floor area	6
Grand total	18,643			6

Bicycle Parking Required (Residential)

Name	Total Units	Code Section	Formula	Bicycle Parking Required
Units				
<varies>	220	Table 20-210	Total Units / 4	55
	220			55

Bicycle Parking Provided (Commercial & Residential)

Description	Type	Count	Level
	Pedestrian_Crossing_15517	4	Street Level
		4	
Commercial			
Long - Term Commercial Bicycle parking	Bike Rack - Indoor	12	Basement
Short- Term Commercial Bicycle parking	Bike Rack - Outdoor	6	1st Floor
		18	
Residential			
Residential Bicycle parking	Bike Rack	62	Basement
		62	

Building Notes

1	Property owners will push solid waste collection bins outside to nearest available open street during collection days
2	The applicant will ahow 50% of the city projected waste is recycled/ diverted from the landfill and must submit an application no more than 365 days from the final project date (i.e the date of the final building inspection). besides the facility weight tags, other forms of recovery (such as reuse and donation) are acceptable with proper documentation (photos, estimated quantities, receipts from donation centers stating materials and quantities)
3	The project will be subject to the construction waste reduction, disposal and recycling requirements of the State Of California CalGreen Code. To ensure final building sign off and compliance, hire a city-certified hauler (or self-haul) to haul the mixed C & D or source separated materail to a city-certified facility only. Ensure the facility weight tags have the permit number/ project address listed. The permit holder must show 75% diversion of the total projected weight. Tags labelled MSW (trash) do not count towards the total diversion. Other forms of recovery (such as ruse and donation) are accepted by the city with proper documentation (photos, estimated quantities, receipts from the donation centers stating materials and quantities)
4	Provide required fire flow calculations for SJFD for approval. The fire flow shall meet the requirements of CFC appendix BB and is based on building construction type, size of building, and fire sprinkler occupancy classification
5	Fire hydrant locations and distribution shall meet the requirements of CFC appendix c with City Of San Jose Amendments.

Area Schedule (Gross Building)

Name	Total Area
1) Basement	
Utilities	6,821.8
Storage	1,596.0
Bicycle Parking	881.0
2) Commercial -1st through 2nd Floor	
Commercial I	9,321.6
Office (Medical Clinic)	9,321.4
3) 3rd Floor	
Residential	9,013.5
4) 4th Floor	
Residential	6,571.5
5) 5th Floor	
Residential	6,835.5
6) 6th through 12th Floor	
Residential	45,839.5
7) 13th through 18th Floor	
Residential	38,640.0
8) 19th through 22nd Floor	
Residential	25,474.0
8) Roof Level	
Gazebo	346.4
Stair#1 / Elev.	1,011.0
Stair #2	339.5
Trash	108.0
Grand total	162,120.7

Area Schedule - Gross Commercial Area

Name	Level	AreaRound
Commercial I	1st Floor	9,321.6
Office (Medical Clinic)	2nd Floor	9,321.4
Grand total		18,643

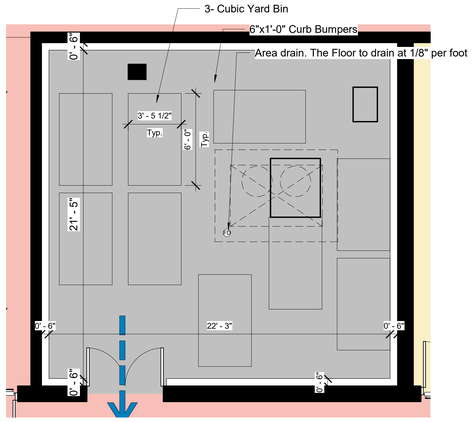
F.A. R Calculations :

1. **Total Area 1st through Roof Level = 152,821.9 SF**

F.A.R = 152,821.9 /9375 = 16.3

2. **Total Commercial Area = 18,643 SF**

F.A.R = 18,643 / 9375 = 1.99 =2.0



4 Enlarged Trash Room
1/4" = 1'-0"

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ROYGBIV REAL ESTATE DEVELOPMENT

1238 SUTTER ST., SUITE 801, SAN FRANCISCO, CA 94109

Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT H20-040

Stamp:

C-15210
EXP. 10/31/21

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Initial Issued Date: 11/04/19

Scale: As indicated

Drawn By: RK

Checked By: KBA

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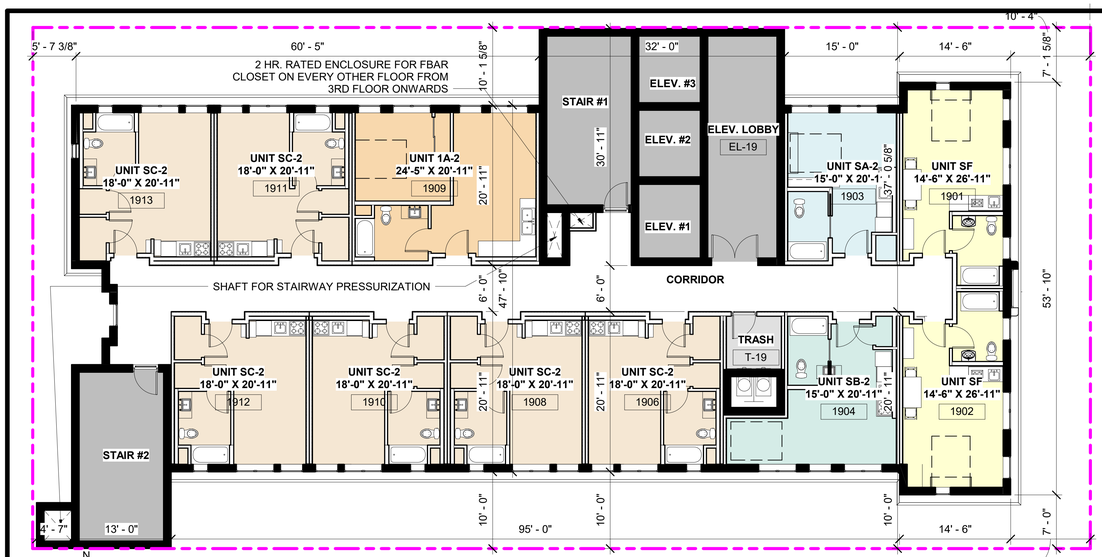
New Floor Plans (Basement through 2nd Flr.)

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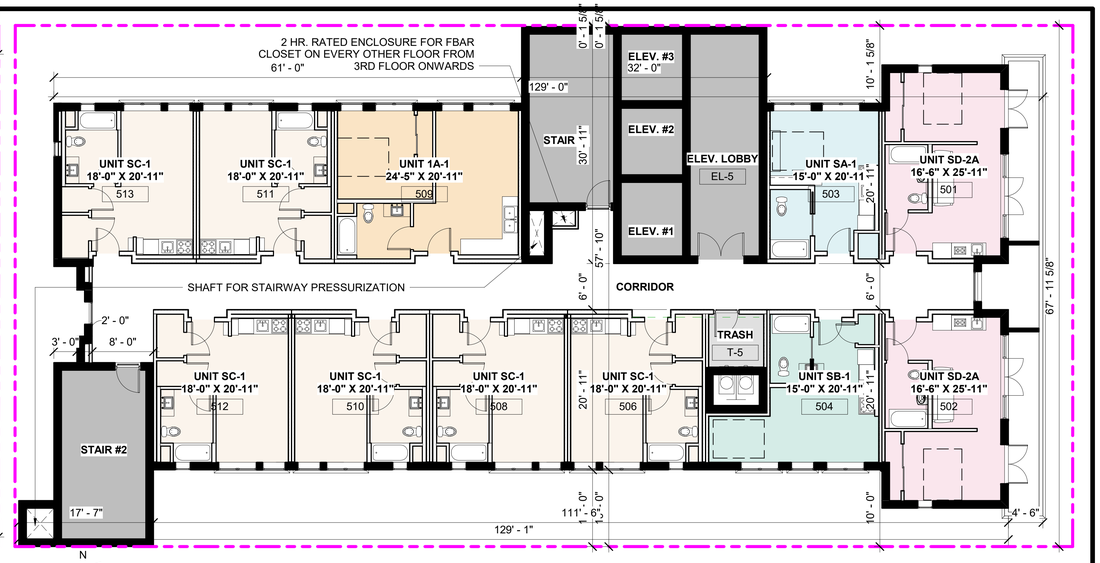
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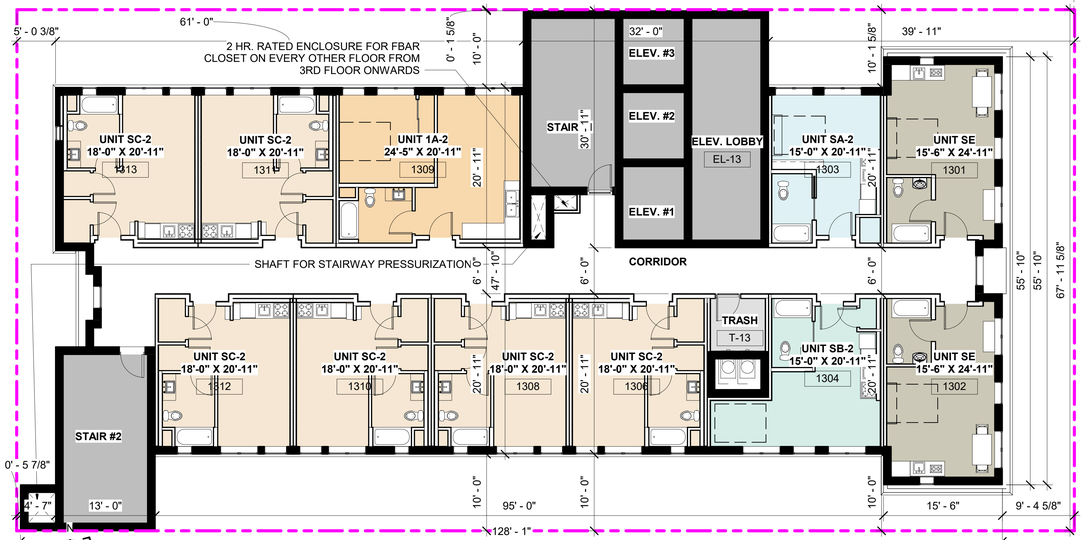
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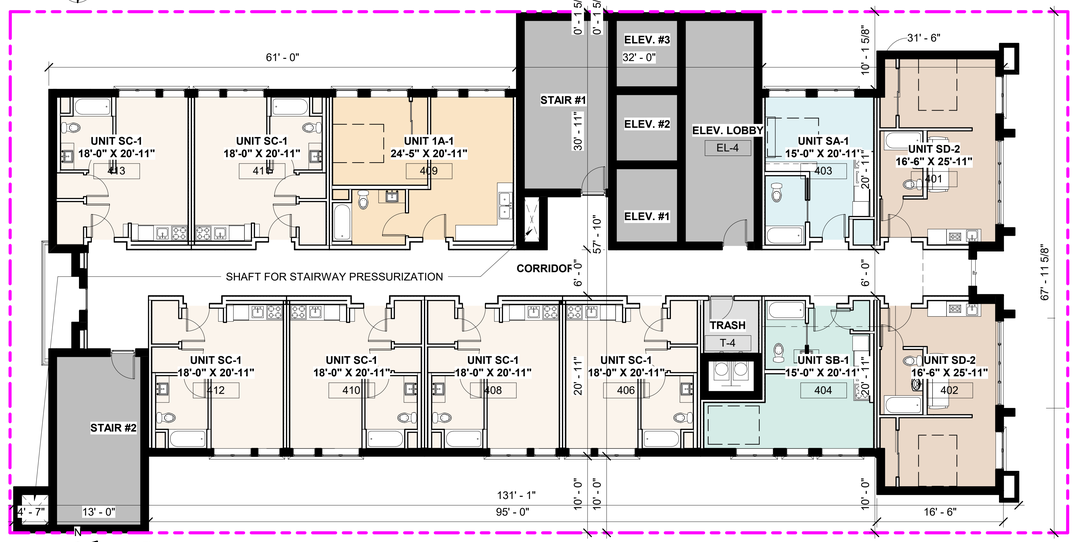
5 19th Floor through 22nd Floor
1/8" = 1'-0"



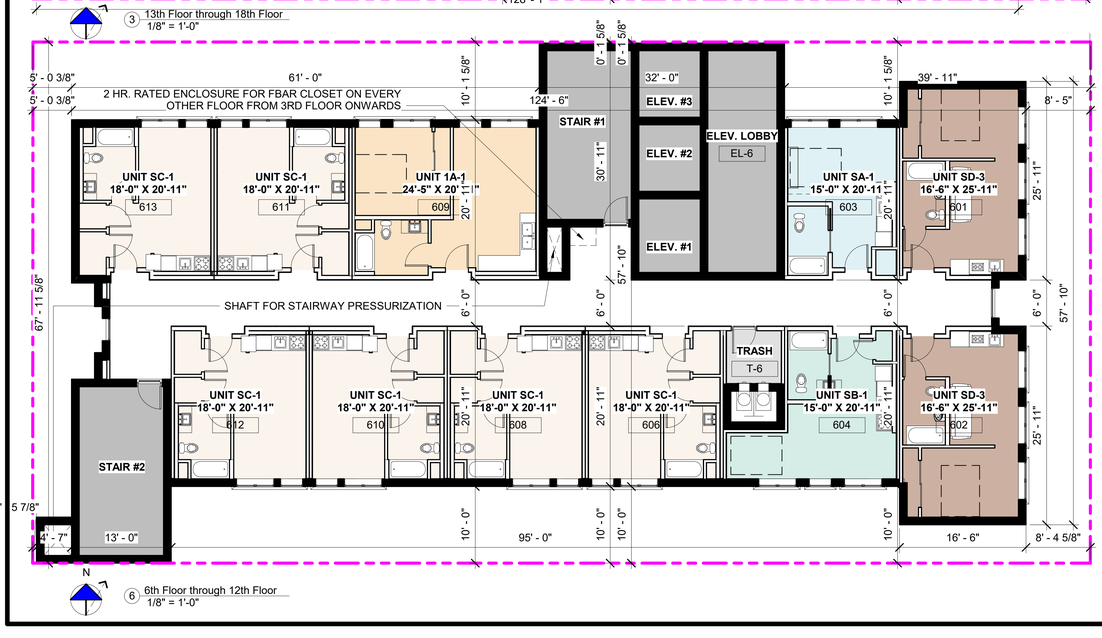
2 5th Floor
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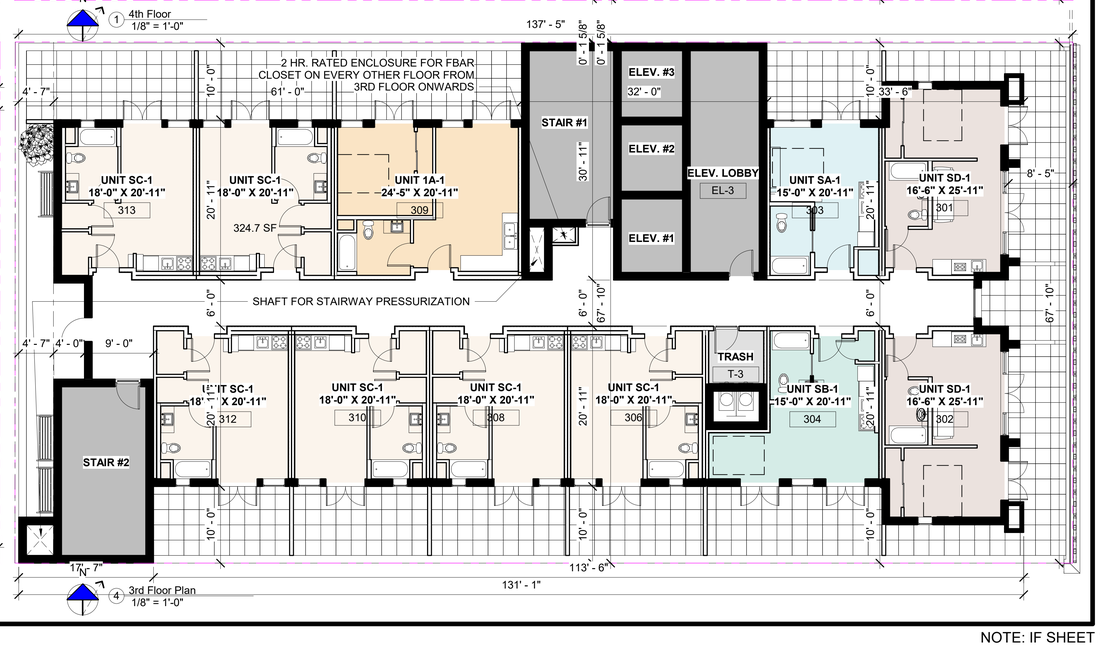
3 13th Floor through 18th Floor
1/8" = 1'-0"



1 4th Floor
1/8" = 1'-0"



6 6th Floor through 12th Floor
1/8" = 1'-0"



4 3rd Floor Plan
1/8" = 1'-0"

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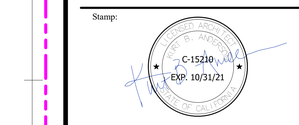
Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT
H20-040

Stamp:



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Sheet Title:

New Floor Plans (3rd through 22nd Floor)

Sheet No.:

011B

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1 Roof Level
1/8" = 1'-0"

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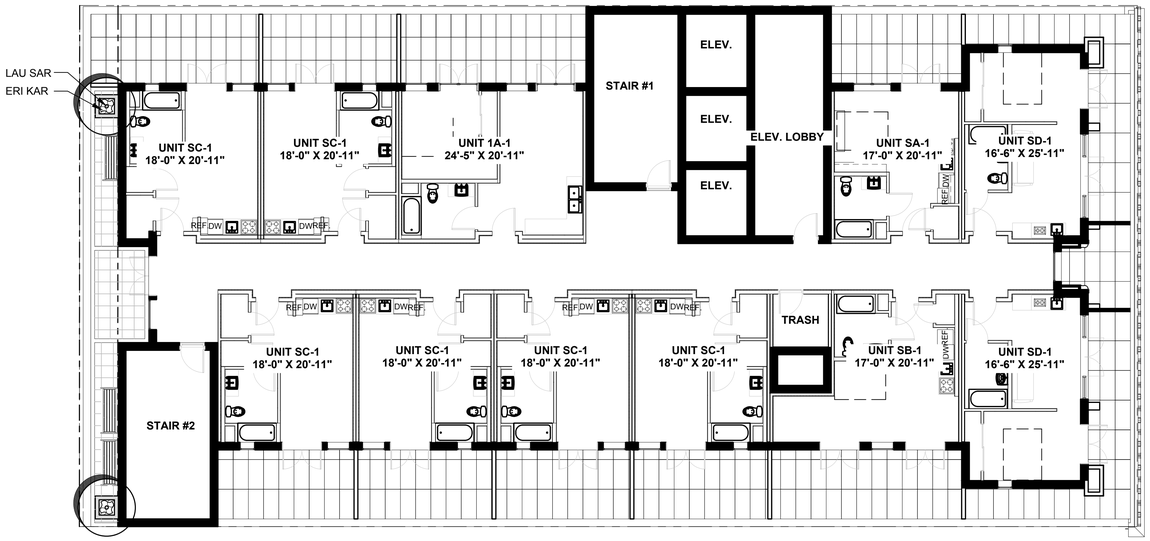
Roof Plan

Sheet No.:

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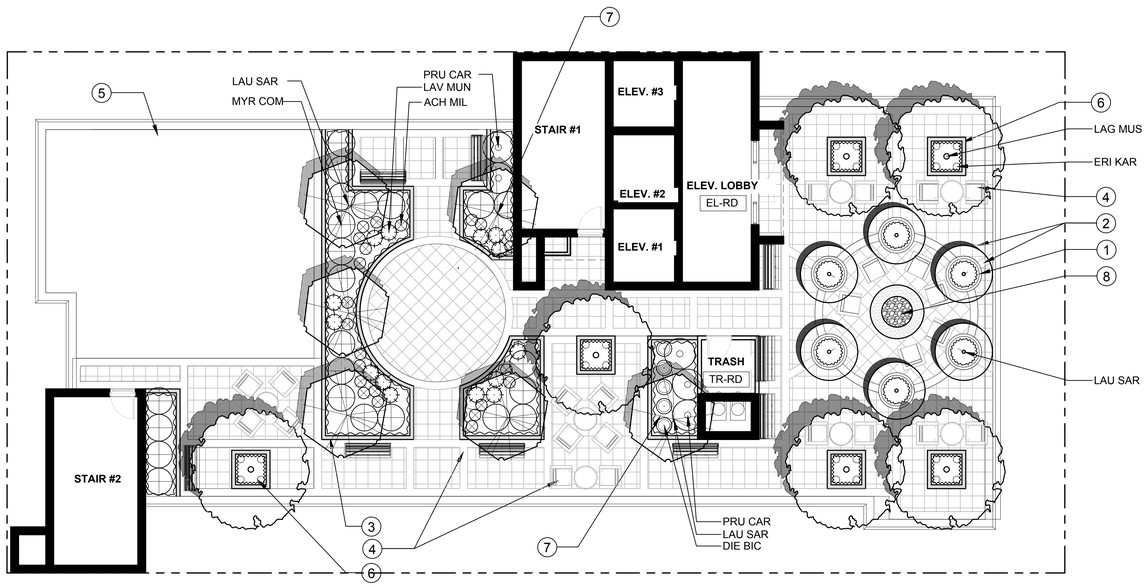
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3rd LEVEL

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



ROOF LEVEL

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

LEGEND

PROPOSED TREES

SHRUB AND GROUNDCOVER AREA

KEY NOTES: PROPOSED IMPROVEMENTS

1. CONTAINER PLANTERS
2. CONCRETE PEDESTAL PAVING SYSTEM WITH BANDING
3. PLANTER WALLS/RAISED PLANTING AREAS
4. SITE FURNITURE
5. SOLAR ZONE AREA
6. TREE PLANTER: 5FT X 5 FT X 2.5FT HIGH. 62.5 CF OF SOIL MIX.
7. TREES IN RAISED PLANTER AT 2 FT HIGH. SOIL AROUND EACH TREE TO OCCUPY AREA OF 5FT X 5 FT X 2.5FT HIGH (VIA MOUNDING AT TREE) FOR 62.5 CF OF SOIL MIX PER PROPOSED TREES . SPACES BETWEEN TREES WILL HAVE LESS SOIL DEPTH FOR SHALLOW-ROOTED PLANT MATERIAL (SHRUBS, PERENNIALS, GROUNDCOVER).
8. FIREPIT

PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	MISC. NOTES & REQUIREMENTS
TREES				
LAG MUS	*Lagerstroemia x 'Muskogee'*	Crape Myrtle (Lavender)	24" Box	Hi. Br./SL/Match
LAU SAR	*Laurus n. 'Saratoga'*	Hybrid Laurel	24" box	S.L./No. Whorl. Br./N. Drp. Br./Match
SHRUBS				
DIE BIC	*Dietes bicolor*	Fortnight Lily	1 G.C.	
LAU NOB	*Laurus nobilis*	Sweet Bay	15 G.C.	F &B, Br. Gr.
MYR COM	*Myrtus communis 'Compacta'*	Dwarf True Myrtle	5 G.C.	F &B, Br. Gr.
PRU CAR	*Prunus caroliniana 'Compacta'*	Carolina Cherry Laurel	5 G.C.	F &B, Br. Gr.
PERENNIALS/BULBS/ANNUALS				
ACH MIL	*Achillea millefolium*	Common Yarrow	1 G.C.	
ERI KAR	*Erigeron karvinskianus 'Moerheimii'*	Fleabane	1 G.C.	
JUN PAT	*Juncus patens*	California Grey Rush	1 G.C.	
LAV MUN	*Lavandula angustifolia 'Munstead'*	English Lavender	1 G.C.	

PLANT LIST ABBREVIATIONS:

Note:	This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s)
SL	Single main, straight, dominant, leader
Hi. Br.	High branched—lowest limbs held above rootball 5' min. for 15 gallon can 6' min. for 24" box trees
No Top	No topping or pruning of upper branches
Br. Gr.	Branched to ground
F & B	Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no old/woody plants.
N.V.S.-30 deg.	Narrow upright vase shape 30 degrees or less spread in branch/trunk structure
N.V.S.-45 deg.	Narrow upright vase shape 45 degrees or less spread in branch/trunk structure
No. Whorl. Br.	No closely spaced whirled branches. Select even symmetrical branch distribution
Match	Matched size, form, caliper, branching and cultivar. Select from one lot, one grower, for guaranteed consistency through life of plants.
	In general plants within a group or area are to be matched, unless noted otherwise.
T.F.	Tree Form
S.F.	Shrub Form
N.F.	Narrow upright Form
B.R.	Bare Root
B & B	Balled and Burlap
Mult. St.	Multi stemmed
Flat	Rooted cuttings from flats at on center distance specified in list. See groundcover/shrub o.c. planting detail for layout.
Cal.	Caliper
EV.	Evergreen
G.C.	Gallon Can
N.C.N.	No Common Name
Trail F	Select trailing Forms for prostrate growth
Veg. Gr.	Vegetative Grown
Hed. F.	Hedge Form (clipped)
Stem up.	Stem up to expose trunk and lower branch pattern
o.c.	On center
N. Drp. Br.	No long heavy drooping branches

NOTES:

1. FOR PROPOSED TREES ON THE ROOF LEVEL THE SOIL QUANTITIES AND PLANTER SIZE WILL NOT PROHIBIT THE HEALTHY GROWTH AND MATURITY OF THE TREES.

NORTH 2ND AFFORDABLE SENIOR HOUSING

ROYGBIV REAL ESTATE DEVELOPMENT
1238 SUTTER ST. STE 801
SAN FRANCISCO,CA 94109

SITE DEVELOPMENT H20-040

19 N. SECOND ST
SAN JOSE, CA
95113

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2942

LICENSED LANDSCAPE ARCHITECT
REGINALD TANIGUCHI CLA #2942
Signature 10/31/22
Renewal Date 11/01/21
Date
STATE OF CALIFORNIA

ISSUE: DESCRIPTION:	DATE:
1 SITE DEVELOPMENT PERMIT	11/02/20
2 SITE DEV. PERMIT RESUBMIT	04/21/21
3 SITE DEV. PERMIT RESUBMIT	07/21/21
4 SITE DEV. PERMIT RESUBMIT	11/01/21

SCALE: 1/8" = 1'-0"
FILE NUMBER: H20-040
PROJECT NUMBER: 20019.000

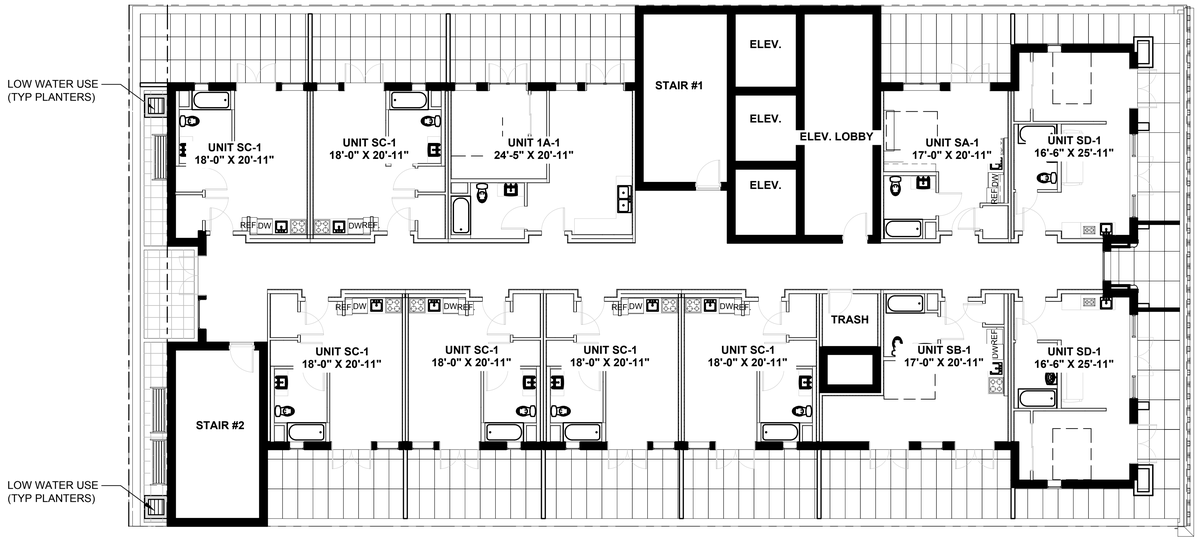
SHEET TITLE

LANDSCAPE PLAN:
3rd LEVEL
AND
ROOF LEVEL

SHEET NO.

013

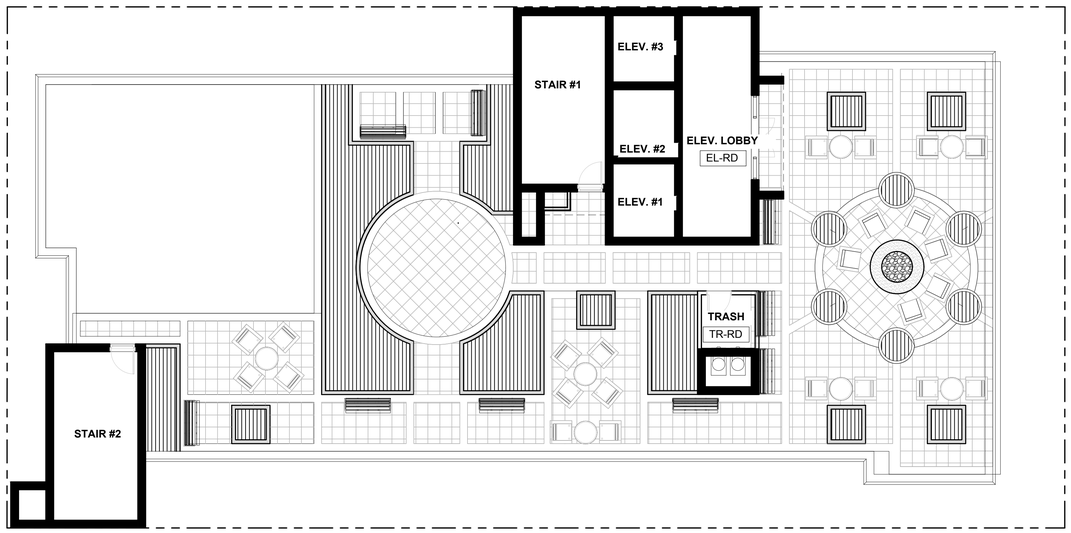
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3rd LEVEL

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



ROOF LEVEL

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

HYDROZONE LEGEND

LOW WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)

MEDIUM WATER USE
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)

HIGH WATER USE

CONCEPTUAL IRRIGATION STATEMENT

1 Irrigation design shall be zoned for 1) turf and annuals and other moderate to higher water use plant materials; 2) groundcovers, and 3) native and water conserving plant materials.

2 Irrigation design shall also be zoned for micro climates including cool, shaded and protected areas, as well as hot, sunny and windy areas.

3 Part shade areas include moderate water use areas having morning and/or afternoon shade.

4 Cool and full shady areas include low water use areas for plants requiring little or no irrigation water and/or locations that will provide moist conditions.

5 Layout shall be designed for minimum runoff and overspray onto non-landscaped areas

6 Low volume sprinklers shall be used wherever possible with head to head coverage.

7 Drip emitter or bubbler irrigation shall be utilized at trees to promote deep watering wherever possible.

8 Drip irrigation shall be utilized at non-traffic or isolated planting areas to decrease the possibility of vandalism to the micro-tubing.

9 The irrigation controller shall have ample capacity in terms of programs and cycles that will match the complexity of the landscape plan for more efficient watering. For example, the controller shall have the ability to have multiple cycles to permit a number of short duration waterings that will allow water to soak into the soil rather than run off.

10 Individual bubblers or drip emitters shall be utilized to isolate water for plant materials and eliminate watering of "bare ground."

STANDARDS FOR IRRIGATION EQUIPMENT

1 Mainlines shall be 1120 pvc-schedule 40 for pipe size 1 1/2" and smaller, 1120 pvc-class 315 for pipe sizes 2" and 2 1/2", bell and ring pvc-class 160 for pipe sizes 3" and larger.

2 Lateral lines shall be 1120 pvc-class 200.

3 Depth of mainline: 24" of cover
Depth of lateral line: 18" of cover
Depth of pipe under paving: 24" of cover encased in a sleeve

4 Backflow preventer shall be a type approved by and installed per local codes.

5 Sprinklers shall have matched precipitation rates within each control valve circuit.

6 Precipitation rates for sprinklers shall match soil absorption rate.

7 Sprinklers shall have pressure compensating feature whenever possible to prevent fogging and misting and to prevent wind drift.

8 Sprinkler circuit shall have a check valve installed where necessary to minimize or prevent low head drainage.

9 Rain sensing override devices shall be installed with controller.

NOTES:

1. FOR PLANT LIST SEE SHEET10.1.
2. FOR LEGEND SEE SHEET 10.1.

NORTH 2ND AFFORDABLE SENIOR HOUSING

ROYGBIV REAL ESTATE DEVELOPMENT
1238 SUTTER ST. STE 801
SAN FRANCISO,CA 94109

SITE DEVELOPMENT H20-040

19 N. SECOND ST
SAN JOSE, CA
95113

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2942

LICENSED LANDSCAPE ARCHITECT
DENNIS M. TANIGUCHI, CLA #2942
Signature 10/31/22
Renewal Date 11/01/21
Date
STATE OF CALIFORNIA

ISSUE: DESCRIPTION:	DATE:
1 SITE DEVELOPMENT PERMIT	11/02/20
2 SITE DEV. PERMIT RESUBMIT	04/21/21
3 SITE DEV. PERMIT RESUBMIT	07/21/21
4 SITE DEV. PERMIT RESUBMIT	11/01/21

SCALE:	1/8" = 1'-0"
FILE NUMBER:	H20-040
PROJECT NUMBER:	20019.000

SHEET TITLE

IRRIGATION
HYDROZONE PLANS:
3rd LEVEL
AND
ROOF LEVEL

SHEET NO.

014

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EXTERIOR LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	MOUNTING	DESCRIPTION	MODEL	VOLTAGE	TYPE	LAMPING	WATTAGE
SR1	○	RECESSED	5" DOWNLIGHT	SIGNIFY – LIGHTOLIER: LYTECASTER / L5R15AZ10UVA / L5R159030VA / L5RDW	MULTIPLE	0–10V DIMMING	(1) 16W LED	16
SSL	▯	RECESSED	STEP LIGHT – MH 2' AFF	WE–EF: STI259 LED / 615–1320	120	NON–DIMMING	(1) 6W LED	6
W1	⊐	SURFACE	WALL SCONCE – L5 BALCONIES – MH 7'	WAC LIGHTING: MOD / WS – W650607	MULTIPLE	ELV DIMMING	(1) 16.5W LED	16.5
WP	⊐	SURFACE	WALL PACK – INTEGRAL PHOTOCONTROL & MOTION SENSOR DIM TO 50% – B1 U0 G0 – MH 8'–6"	SIGNIFY – GARDCO: 106L 530 NW–G1 2 UNV PCB/IMR13 – WH	MULTIPLE	0–10V DIMMING	(1) 28W LED	28

1. CONTRACTOR TO FURNISH AND INSTALL ALL FIXTURES.
2. FIXTURE FINISHES TO BE COORDINATED WITH ARCHITECT/ID.

GENERAL NOTES

1. MOUNTING HEIGHT (MH) LISTED IN LUMINAIRE SCHEDULE SHALL BE FROM AFF TO BOTTOM OF COMPLETE EXPOSED FIXTURE.
2. ALL EXTERIOR MOUNTED LIGHTING SHALL BE CONTROLLED BY PHOTOCONTROL OR ASTRONOMIC TIME–CLOCK SCHEDULING PER CALIFORNIA ENERGY CODE (CENC) REQUIREMENTS 130.2(c)1. PROVIDE MOTION SENSING CONTROLS FOR LUMINAIRES OVER 40 WATTS MOUNTED LESS THAN 24' ABOVE GRADE AND WALL MOUNTED LUMINAIRES MORE THAN 24' ABOVE GRADE.
3. ALL EXTERIOR MOUNTED LUMINAIRES SHALL FOLLOW MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS FOUND IN CGBSC TABLE 5.106.8.
4. DURING EMERGENCY CONDITIONS EMERGENCY LIGHTING CIRCUITS SHALL BYPASS ALL LIGHTING CONTROLS IN ORDER TO ENERGIZE ALL CONNECTED LUMINAIRES AT FULL CAPACITY. PROVIDE UL924 RELAYS AS REQUIRED TO BYPASS AREA CONTROLS.

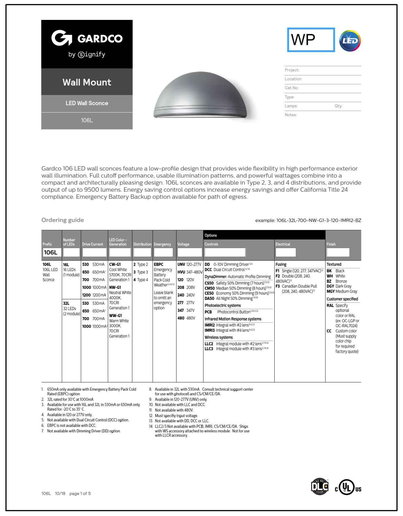
4.1. EMERGENCY PATHWAY EGRESS LIGHTING: EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE. (CBC 1008.3.5)

SHEET INDEX

DRAWING	DESCRIPTION
015	NOTES, LUMINAIRE SCHEDULE, FIXTURE DETAILS
016	LIGHTING PLAN – LEVEL 3 & ROOF DECK

PHOTOMETRIC NOTES

1. PHOTOMETRIC CALCULATIONS BASED ON AVAILABLE IES FILE FROM FIXTURE MANUFACTURER (OR EQUIVALENT). FIXTURE SUBSTITUTIONS MAY COMPROMISE FOOT CANDLE LEVELS.
2. PHOTOMETRIC CALCULATIONS MEASURED AT FLOOR LEVEL FROM CEILING HEIGHT OR MOUNTING HEIGHT (MH) NOTED IN LUMINAIRE SCHEDULE.


GARDCO by @Lignify

Wall Mount

LED Wall Sconce

106L

WP

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Gardco 106 LED wall sconces feature a low-profile design that provides wide flexibility in high performance exterior wall illumination. Full cutoff performance, usable illumination patterns, and powerful wattages combine into a compact and architecturally pleasing design. 106L sconces are available in Type 2, 3, and 4 distributions, and provide output of up to 19500 lumens. Energy saving control options increase energy savings and offer California Title 24 compliance. Emergency Battery Backup option available for path of egress.

Ordering guide

example: 106L-32L-700-NW-GY-3-120-IMRI2-BZ

Part Number	Number of LEDs	Drive Current	LED Color Temperature	Distribution	Emergency	Voltage	Options: Controls	Options: Electrical	Finish
106L	16L 16 LEDs (1 module)	350 350mA 450 450mA 700 700mA 1000 1000mA	CW-41 Cool White 4100K, 70CRI (Generation1 ♦) NW-41 Neutral White 4000K, 70CRI (Generation1 ♦) WW-41 Warm White 3000K, 70CRI (Generation1 ♦)	2 Type 2 3 Type 3 4 Type 4	EBPC Emergency Battery Pack Cold Rated (EBPC) option	UNV 120-277V HVU 347-480V 120 120V 208 208V 240 240V 277 277V 347 347V 480 480V	3D 0-10V Dimming Driver[1,2] DCC Dual Circuit Control[1,2,3] DynaDimmer Automatic Profile Dimming CS50 Safety 50% Dimming (1 hour)[2,3,4] CS30 Safety 30% Dimming (1 hour)[2,3,4] DA50 Hi Night 50% Dimming[2,3,4] Photocontrols systems PCB Photocontrol Button[2,3,5,6,7] Infrared Motion Response systems IMRI2 Integral with #2 lens[2,3,5,6,7] IMRI3 Integral with #3 lens[2,3,5,6,7] Wireless systems LLC2 Integral module with #2 lens[2,3,5,6,7] LLC3 Integral module with #3 lens[2,3,5,6,7]	Fusing F1 Fusing (120, 277, 347VAC) F2 Fusing (208, 240, 480VAC) Surge Protection SPD Add Leader Double Pull (208, 240, 480VAC)[7]	Textured BK Black WH White BZ Bronze GY Graphite Grey MGY Medium Grey Custom specified RAL Specify options (RAL, etc.) CC Custom color (Must supply sample for required factory build)

1. 350mA only available with Emergency Battery Pack Cold Rated (EBPC) option.
2. Available for use with 700mA, 1000mA.
3. Available for use with 52, and 53L in 350mA or 450mA only. Rated for -20°C to 35° C.
4. Available in 120V, 277V.
5. Not available with Dual Circuit Control (DCC) option.
6. EBPC is not available with DCC.
7. Not available with Dimming Driver (3D) option.
8. Available in 32L with 350mA. Consult technical support center for use with ghosthood and CS/CM/CE/DA.
9. Available in 32L, 42L, and 53L only.
10. Not available with LLC and DCC.
11. Not available with 480V.
12. Must specify input voltage.
13. Not available with DD, DT, or SL-C.
14. Not available with CS, CE, CM, AMR, CS/CM/CE/DA. Ships with BZ accessory attached to wireless module. Not for use with LLCR accessory.

106L 10/18 page 1 of 5


WAC LIGHTING

Mod

6" Outdoor Wall Sconce 3000K

Fixture Type:
Catalog Number: W1
Project:
Location:

Model & Size	Color Temp & CRI	Watt	Voltage	LED Lumens	Delivered Lumens	Finish
○ WS-W65607 7"	3000K 90	16.5W	120-277 VAC	1165	850	○ BK Black ○ BZ Bronze ○ GH Graphite ○ WT White

Example: **WS-W65607-BK**

DESCRIPTION

Expertly crafted from die-cast aluminum, The Mod family features a smooth curved modern shape. ADA Compliant and Dark Sky friendly. Ideal for exterior residential, hospitality and commercial applications.

FEATURES

- Weather resistant powder coat finish
- Low profile with effective path illumination
- Light engine is factory sealed for maximum protection from the elements
- Driver concealed within the fixture
- 5-year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120-277 VAC, 50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	70000 Hours
Mounting:	Can be mounted on wall in all orientations
Standards:	ETL, cETL, IP65, Title 24 JA8-2016 Compliant Wet Location Listed
Construction:	Aluminum hardware with glass diffuser

FINISHES

Black | Bronze | Graphite | White

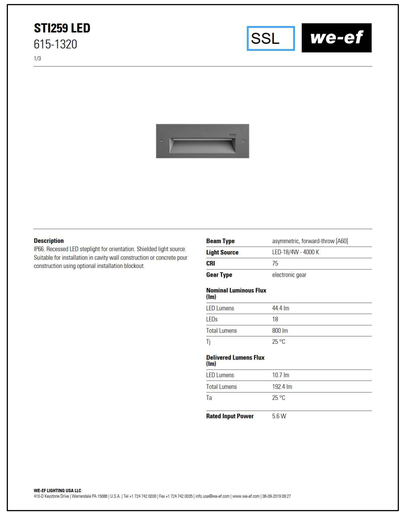
LINE DRAWING

WS-W65607

waclighting.com | Phone (800) 526.2588 | Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050

WAC Lighting retains the right to modify the designs of our products at any time as part of the company's continuous improvement program. November 2020

1


STI259 LED

615-1320

1/3

SSL

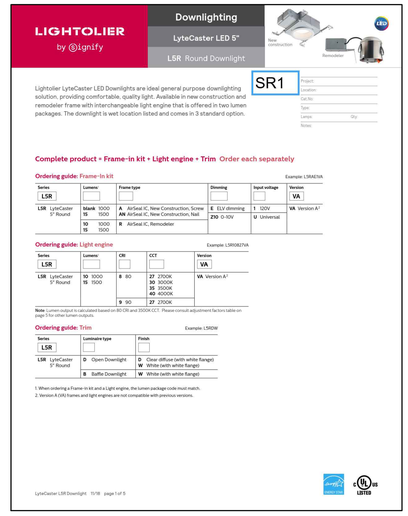
we-ef

Description

IP66. Recessed LED steplight for orientation. Shielded light source. Suitable for installation in cavity wall construction or concrete pour construction using optional installation blockout.

Beam Type	asymmetric, forward-throw [A66]
Light Source	LED-16/4W - 4000 K
CRI	75
Gear Type	electronic gear
Nominal Luminous Flux (lm)	
LED Lumens	44.4 lm
LEDs	16
Total Lumens	800 lm
Tj	25 °C
Delivered Lumens Flux (lm)	
LED Lumens	10.7 lm
Total Lumens	192.4 lm
Ta	25 °C
Rated Input Power	5.6 W

WE-EF LIGHTING USA LLC.
4524 Palestine Drive | Riversides PA 19088 | U.S.A. | Tel +1 724 742 8200 | Fax +1 724 742 8205 | info.usa@we-ef.com | www.we-ef.com | 08-09-2019 09:27


LIGHTOLIER by @Lignify

Downlighting

LyteCaster LED 5"

L5R Round Downlight

New construction / Remodeler

SR1

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

Lightolier LyteCaster LED Downlights are ideal general purpose downlighting solution, providing comfortable, quality light. Available in new construction and remodeler frame with interchangeable light engine that is offered in two lumen packages. The downlight is wet location listed and comes in 3 standard option.

Complete product = Frame-in kit + Light engine + Trim Order each separately

Ordering guide: Frame-in kit — Example: L5R6ATA

Series	Lumens	Frame type	Dimming	Input voltage	Version
L5R					VA
L5R LyteCaster 5" Round	blank 1000 15 1500 10 1000 15 1500	A AirSeal IC, New Construction, Screw AN AirSeal IC, New Construction, Nail R AirSeal IC, Remodeler	E ELV dimming ZY0 0-10V	1 120V U Universal	VA Version A[1]

Ordering guide: Light engine — Example: L5R1062YVA

Series	Lumens	CRI	CCT	Version
L5R				VA
L5R LyteCaster 5" Round	10 1000 15 1500	8 80 9 90	27 2700K 30 3000K 35 3500K 40 4000K 27 2700K	VA Version A[1]

Note: Lumen output is calculated based on 80 CRI and 3500K CCT. Please consult adjustment factors table on page 5 for other lumen outputs.

Ordering guide: Trim — Example: L5RDW

Series	Luminaire type	Finish
L5R		
L5R LyteCaster 5" Round	D Open Downlight B Baffle Downlight	D Clear diffuse (with white flange) W White (with white flange) B Black (with white flange)

1. When ordering a Frame-in kit and a Light engine, the lumen package code must match.
2. Version A (VA) frames and light engines are not compatible with previous versions.

LyteCaster L5R Downlight 15/18 page 1 of 5

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Cell 408.202.5462
Kurt B. Anderson. AIA
Principal
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Campbell, CA 95008
Tel. 408.371.1269
Fax. 408.371.1276

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Client:

ROYGBIV REAL ESTATE DEVELOPMENT

1238 SUTTER ST., SUITE 801, SAN FRANCISCO, CA 94109

Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

Consultant:

ROBISON ENGINEERING, INC
19401 40TH AVE W. SUITE 302
LYNNWOOD, WA 98036
PHONE:(206)364-3343
CONTACT:

SITE DEVELOPMENT
H20-040

Issued For

No.	Description	Date
0	Preliminary Review	06/03/20
1	Site Development	11/04/20
2	Historic Preservation Permit/Amendment	01/04/21
3	Site Development	04/23/21
4	Site Development Resubmittal	07/20/21
5	Site Development Resubmittal	11/01/21
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Initial Issued Date: 11/04/19

Scale:

Drawn By: RK

Checked By: KBA

Sheet Title:

NOTES, LUMINAIRE SCHEDULE, FIXTURE DETAILS

Sheet No.:

015

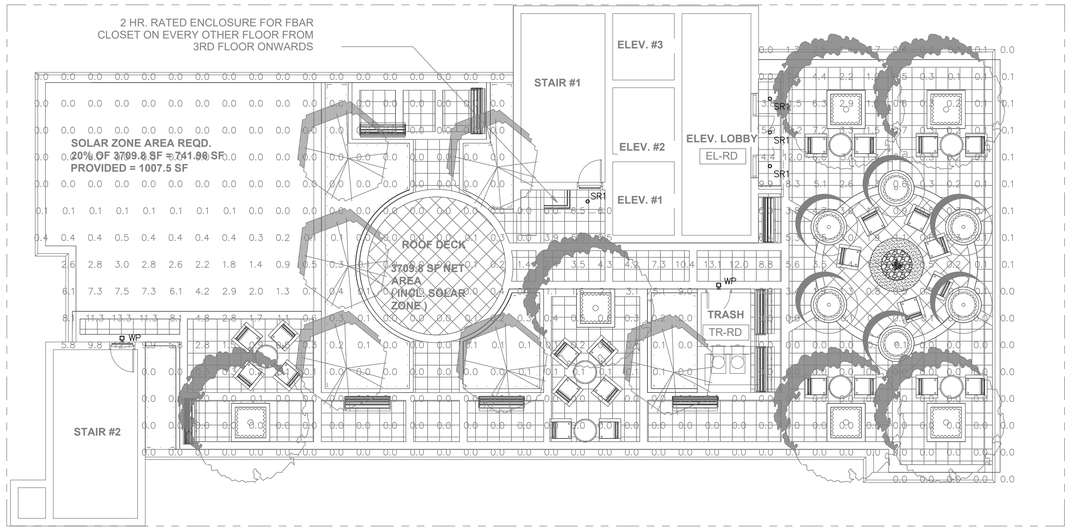
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Job: NORTH 2ND AFFORDABLE SENIOR HOUSING

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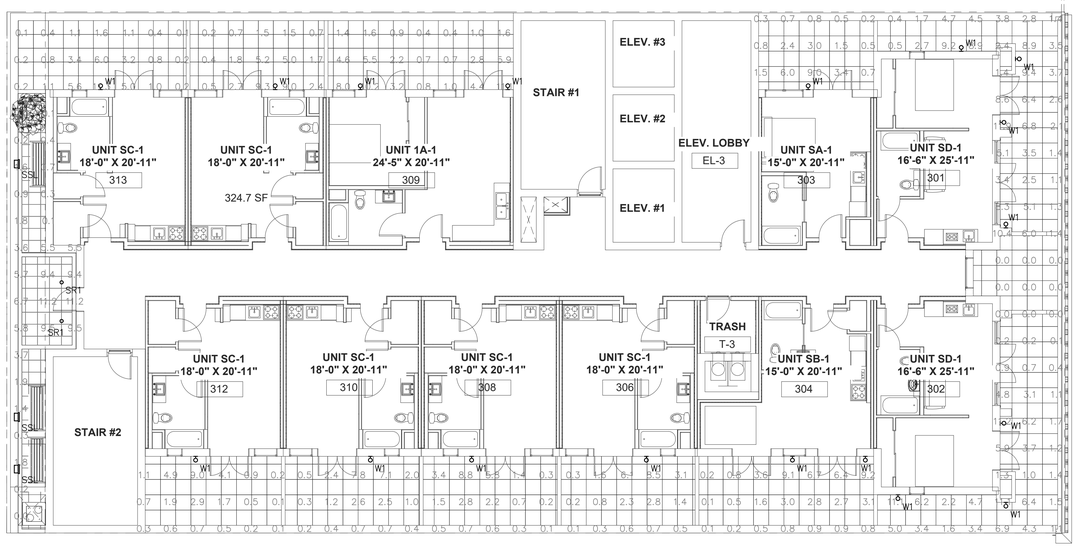
NOTE: IF SHEET NOT IS 30"X42" THEN IT IS NOT TO SCALE PRINT



LIGHTING PLAN – ROOF DECK

SCALE: 1/8" = 1'-0"

TRUE NORTH PLAN NORTH



LIGHTING PLAN – LEVEL 3

SCALE: 1/8" = 1'-0"

TRUE NORTH PLAN NORTH

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Initial Issued Date: 11/04/19

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Checked By: KBA

Sheet Title:

LIGHTING PLAN - LEVEL 3 & ROOF DECK

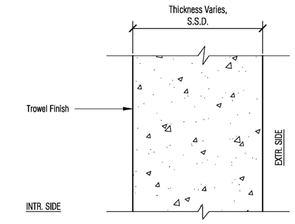
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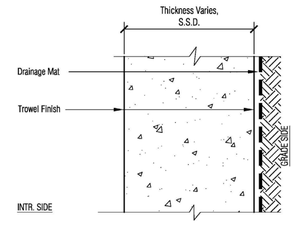
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Job: NORTH 2ND AFFORDABLE SENIOR HOUSING

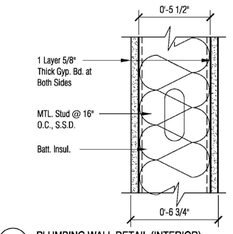
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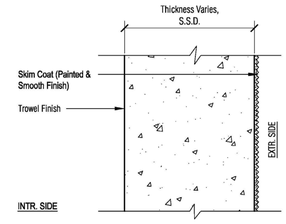
1 CONCRETE WALL
3"=1'-0"



2 CONCRETE PERIMETER WALL AT BASEMENT LEVEL
3"=1'-0"



3 PLUMBING WALL DETAIL (INTERIOR)
3"=1'-0"



4 2 HR. RATED WALL
3"=1'-0"

Anderson Architects INC

kanderson@andarchinc.com
Cell 408.202.5462

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Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT
H20-040

Stamp:



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Initial Issued Date: 11/04/20

Scale:

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Checked By: Checker

Sheet Title:

Details

Sheet No.:

017

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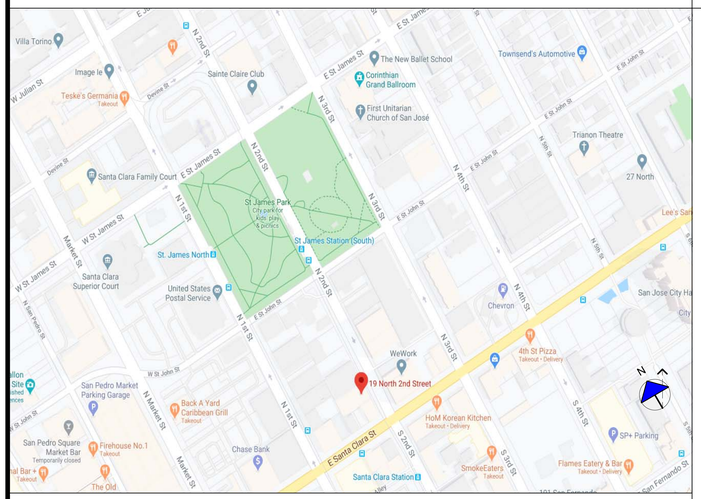
NORTH 2ND AFFORDABLE SENIOR HOUSING

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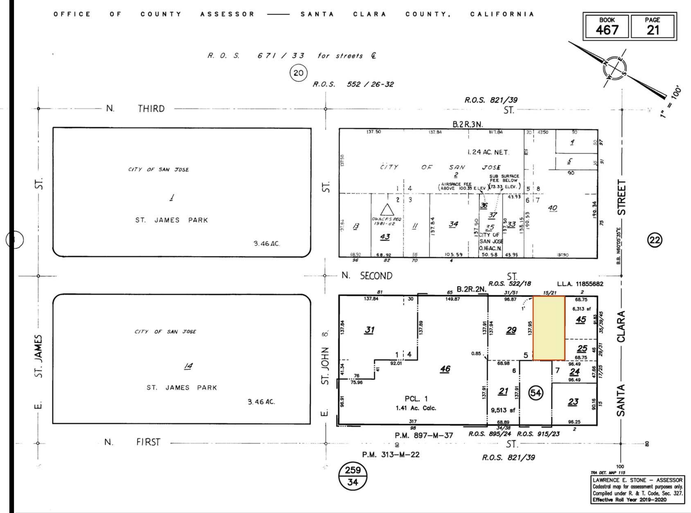
PROJECT DRAWINGS

Option C

VICINITY MAP



PARCEL MAP



PROJECT DIRECTORY

ARCHITECT **ANDERSON ARCHITECT'S INC.**
120W. CAMPBELL AVENUE, SUITE D
CAMPBELL, CA 95008
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PROJECT DATA

APN	467-21-028
PROJECT ADDRESS	19N 2ND STREET, SAN JOSE CA 95113
GENERAL PLAN	DOWNTOWN
ZONING	DC
PRIOR DEVELOPMENT PERMITS	AT92-12-084, SP11-001, SP07-033, CP10-056
EXISTING BUILDING LANDMARK DESIGNATION	ENR - ELIGIBLE FOR NATIONAL REGISTER (INDIVIDUALLY), ECR - ELIGIBLE FOR CALIFORNIA REGISTER (INDIVIDUALLY), CLS - CITY LANDMARK SITE/STRUCTURE, PERIOD : I-W, YEAR BUILT : 1925
EXISTING USE	COMMERCIAL
PROPOSED USE	MIXED USE COMMERCIAL
PROPOSED TYPE OF CONSTRUCTION	TYPE I A
AUTOMATIC SPRINKLER	YES
PROPOSED TYPE OF OCCUPANCY	B (OFFICE/ COMM.) / R-2 (RES.) / A-2 (COMMON OPEN SPACE - 3RD FLR., ROOF DECK)
LOT SIZE	9375 SF (0.22 ACRES)
BUILDING FOOTPRINT	9321.5 SF
NUMBER OF UNITS	220
DU/AC	1000 DU/AC (Allowable 50% density bonus for 100% affordable senior housing per AB 2345 - 25% Density Bonus Requested)

Level Schedule	
Name	Elevation
Basement	-15' - 0"
1st Floor	0' - 0"
2nd Floor	13' - 0 3/4"
3rd Floor	26' - 2 1/2"
4th Floor	35' - 10 1/2"
5th Floor	45' - 6 1/2"
6th Floor	55' - 2 1/2"
7th Floor	64' - 10 1/2"
8th Floor	74' - 6 1/2"
9th Floor	84' - 2 1/2"
10th Floor	93' - 10 1/2"
11th Floor	103' - 6 1/2"
12th Floor	113' - 2 1/2"
13th Floor	122' - 10 1/2"
14th Floor	132' - 6 1/2"
15th Floor	142' - 2 1/2"
16th Floor	151' - 10 1/2"
17th Floor	161' - 6 1/2"
18th Floor	171' - 2 1/2"
19th Floor	180' - 10 1/2"
20th Floor	190' - 6 1/2"
21st Floor	200' - 2 1/2"
22nd Floor	209' - 10 1/2"
Roof Level	219' - 6 1/2"
Roof Tile	220' - 6 1/2"
Stair Roof	229' - 6 1/2"
Top of Elevator	239' - 0 1/2"

Area Schedule (Gross Building)

Name	Level	Area	No. of Floors	Total Area (S.F)
1) Basement				
Building Support (New)	Basement	4,886.3 SF	1	4,886.3
Bicycle Parking (New)	Basement	806.0 SF	1	806.0
				5,692.3
2) 1st Floor				
Commercial (Existing)	1st Floor	9,321.7 SF	1	9,321.7
				9,321.7
3) 2nd Floor				
Office I (New)	2nd Floor	5,692.3 SF	1	5,692.3
Office II (Existing)	2nd Floor	3,629.1 SF	1	3,629.1
				9,321.4
4) 3rd Floor				
Residential (New)	3rd Floor	7,702.7 SF	1	7,702.7
				7,702.7
5) 4th Floor				
Residential (New)	4th Floor	5,949.3 SF	1	5,949.3
				5,949.3
6) 5th Floor				
Residential (New)	5th Floor	6,197.3 SF	1	6,197.3
				6,197.3
7) 6th through 22nd Floor				
Residential (New)	6th Floor	5,928.9 SF	17	100,791.3
				100,791.3
8) Roof Level				
Stair#1 / Elev. (New)	Roof Level	1,041.6 SF	1	1,041.6
Stair #2 (New)	Roof Level	339.5 SF	1	339.5
Trash (New)	Roof Level	101.3 SF	1	101.3
				1,482.4
Grand total				146,458.4

Area Schedule - Gross Commercial Area

Name	Level	AreaRound
Commercial (Existing)	1st Floor	9,321.7
		9,321.7
Office I (New)	2nd Floor	5,692.3
Office II (Existing)	2nd Floor	3,629.1
		9,321.4
Grand total		18,643.1

Area Schedule (Gross Common Open Space Area)

Name	Level	Area
Common Open Space	3rd Floor	234.0 SF
Common Open Space	Roof Level	3,774.6 SF
		4,008.6 SF

Studio Unit Count with Net Area

Name	Area	Floor Level	Total Units
UNIT SA-1	15'-6" X 20'-11"	276.5 SF	3rd Floor	7
UNIT SA-2	15'-6" X 20'-11"	276.5 SF	4th Floor	7
UNIT SA-2	15'-6" X 20'-11"	276.5 SF	5th Floor	7
UNIT SA-2	15'-6" X 20'-11"	276.5 SF	6th through 22nd Floor	119
				140
UNIT SB-1	16'-4" X 20'-11"	281.5 SF	3rd Floor	1
UNIT SB-2	16'-4" X 20'-11"	281.5 SF	4th Floor	1
UNIT SB-2	16'-4" X 20'-11"	281.5 SF	5th Floor	1
UNIT SB-2	16'-4" X 20'-11"	281.5 SF	6th through 22nd Floor	17
				20
UNIT SC-1	15'-3" X 20'-11"	314.5 SF	3rd Floor	1
UNIT SC-2	15'-3" X 20'-11"	314.5 SF	4th Floor	1
UNIT SC-2	15'-3" X 20'-11"	314.5 SF	5th Floor	1
UNIT SC-2	15'-3" X 20'-11"	314.5 SF	6th through 22nd Floor	17
				20
UNIT SD-1	16'-0" X 22'-11"	302.9 SF	3rd Floor	1
UNIT SD-1	16'-0" X 22'-11"	302.9 SF	4th Floor	1
UNIT SD-2	16'-0" X 22'-11"	302.9 SF	5th Floor	1
UNIT SD-3	16'-0" X 22'-11"	302.9 SF	6th through 22nd Floor	17
				20
UNIT SE-1	18'-0" X 22'-11"	370.3 SF	3rd Floor	1
UNIT SE-1	18'-0" X 22'-11"	370.3 SF	4th Floor	1
UNIT SE-2	18'-0" X 22'-11"	370.3 SF	5th Floor	1
UNIT SE-3	18'-0" X 22'-11"	370.3 SF	6th through 22nd Floor	17
				20
				220

F.A. R Calculations :

1. **Total Area 1st through Roof Level = 140,765.9 SF**

   F.A.R = 140,765.9 /9375 = 15.02=15.0

2. **Total Commercial Area = 18,643.1 SF**

   F.A.R = 18,643.1 / 9375 = 1.99 = 2.0

Incentives/ Waivers Requested	
Key Name	Comments
1	Allowable Units = 0.22X800 DU/AC = 176 Units Density Bonus requested = 25 % New Density allowed with bonus = 800 X 0.22 X 25% = 44 Units Total Allowable Units = 176+44 = 220 Units
2	No Parking per AB2345 to Senior 100% affordable project located within 1/2 mile of a major transit stop
3	Commercial Space reduction to F.A.R 2.0 due to preserving 50% of the existing building
4	Zero loading spaces required
5	Zero off-street loading spaces required for Residential and Commercial.
6	Existing First Floor Height To Remain. Height of first floor from required minimum 16 feet clear height to finished ceiling in ground floor commercial space per section 5.3.2, standard b of San Jose Downtown Guidelines to be waived

100% AFFORDABLE SENIOR UNITS

1. **THE LEVEL OF AFFORDABILITY WILL BE DISTRIBUTED EQUALLY ACROSS ALL FLOORS AND LEVELS.**
2. **AGE RESTRICTIONS FOR THESE UNITS IS 55 YEARS PLUS**

Construction Notes :

1. Each of the four tenant's interior floor level next to the entrance from the street must be dropped to accommodate the access from the public sidewalk for persons with disabilities. This work along with any alterations to the building's existing historic storefront that may be required to complete this work, must be reviewed, coordinated, and approved by the project's historic architect in addition to the city in advance before commencing any part of this work.
2. All new construction work and/or assemblies that connect or interface with any part of the existing retained portions of the historic building or its primary street façade must be reviewed, coordinated, and approved by the project's structural engineer, historic architect, and the city in advance before commencing with any phase of the project's staging or construction operation.
3. All work performed to preserve, rehabilitate, repair, or reconstruct any unsound or deteriorated historic features that may be encountered on the building street facade including any interior historic features that are identified in the drawings to remain, shall adhere to the recommendations outlined in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. All aspects related to the performance of this work, must be approved by the project's structural engineer, historic architect, and the city in advance before commencing with any phase of the project's staging or construction operation.



NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET., SAN JOSE, CA 95113

(COMPLIES WITH CHAPTER 11A & 11B)

(RESOURCE NAME : REALTY BUILDING)

(**100% AFFORDABLE SENIOR UNITS**)
50% LOW INCOME - 110 UNITS
50% VERY LOW INCOME - 110 UNITS

(NEW CONSTRUCTION IN LATE 2023)

☐ BLDG. DEPARTMENT ☑ PLANNING DEPARTMENT

PROJECT DESCRIPTION

THE SITE IS LOCATED NEAR THE INTERSECTION OF NORTH STREET AND 2ND STREET. IT IS SURROUNDED BY COMMERCIAL/ OFFICE BUILDINGS. IT HAS AN EXISTING 2 STORY COMMERCIAL BUILDING, WHICH IS A PART OF HISTORIC RESOURCE IN THE DOWNTOWN AREA. WE PLAN TO DEMOLISH A PORTION OF THE THE INTERIOR WALLS ON THE FIRST FLOOR. THE EXTERIOR WALLS AND THE FRONT FACADE WILL BE RETAINED. THE SECOND FLOOR WILL BE RETAINED IN ITS ENTIRETY ALONG WITH PARTIAL 2ND FLOOR ROOF MEMBRANE.NEW CONSTRUCTION WILL BE ADDED BEHIND THE EXISTING SECOND FLOOR. WE WILL BE USING STANDARD 7 (AVOID DESTRUCTIVE PHYSICAL AND CHEMICAL TREATMENTS) FROM THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION.

THE NEW BUILDING WILL HAVE ONE LEVEL OF BASEMENT WHICH WILL INCLUDE BUILDING SUPPORT, BICYCLE PARKING AND 22 STORIES ABOVE GROUND. COMMERCIAL/ OFFICE SPACE IS LOCATED ON THE 1ST FLOOR - 2ND FLOOR. THE RESIDENTIAL UNITS TAKE UP FLOORS 3RD THROUGH 22ND. A ROOF DECK HAS BEEN PROVIDED FOR COMMON OPEN SPACE.

THE BUILDING WILL HAVE STUDIO UNITS. THIS IS A 100% AFFORDABLE HOUSING PROJECT FOR SENIOR CITIZENS.

THE SITE IS VERY CLOSE TO LIGHT RAIL STATION AND THE FUTURE BART LINE.

Anderson Architects INC

kanderson@andarchinc.com Cell 408.202.5462 ■ Kurt B. Anderson. AIA Principal

120 W. Campbell Ave. Suite D Campbell, CA 95008 ■ Tel. 408.371.1269 Fax. 408.371.1276

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Client:

ROYGBIV REAL ESTATE DEVELOPMENT

1238 SUTTER ST., SUITE 801, SAN FRANCISCO, CA 94109

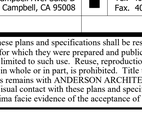
Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT
H20-040

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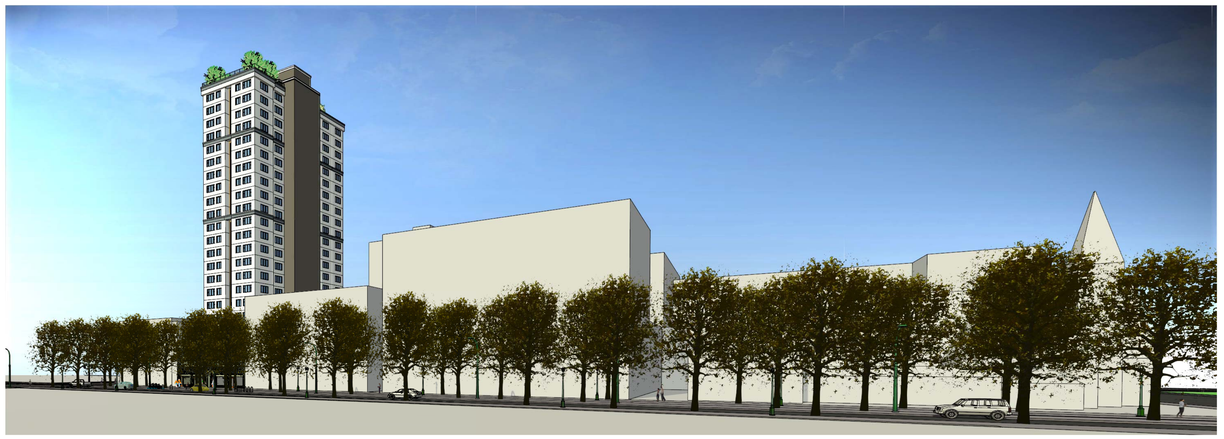
Cover Sheet (Option C)

Sheet No.:

001

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NOTE: IF SHEET NOT IS 30 X42 THEN IT IS NOT TO SCALE PRINT



1 Street View - 19N 2nd Street



2 Street Elevation - N. 2nd Street
1" = 30'-0"

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19N 2ND STREET,
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SITE DEVELOPMENT
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Street Elevations & View

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2 West
1/16" = 1'-0"



1 East
1/16" = 1'-0"

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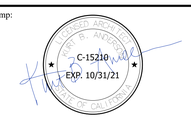
Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT H20-040

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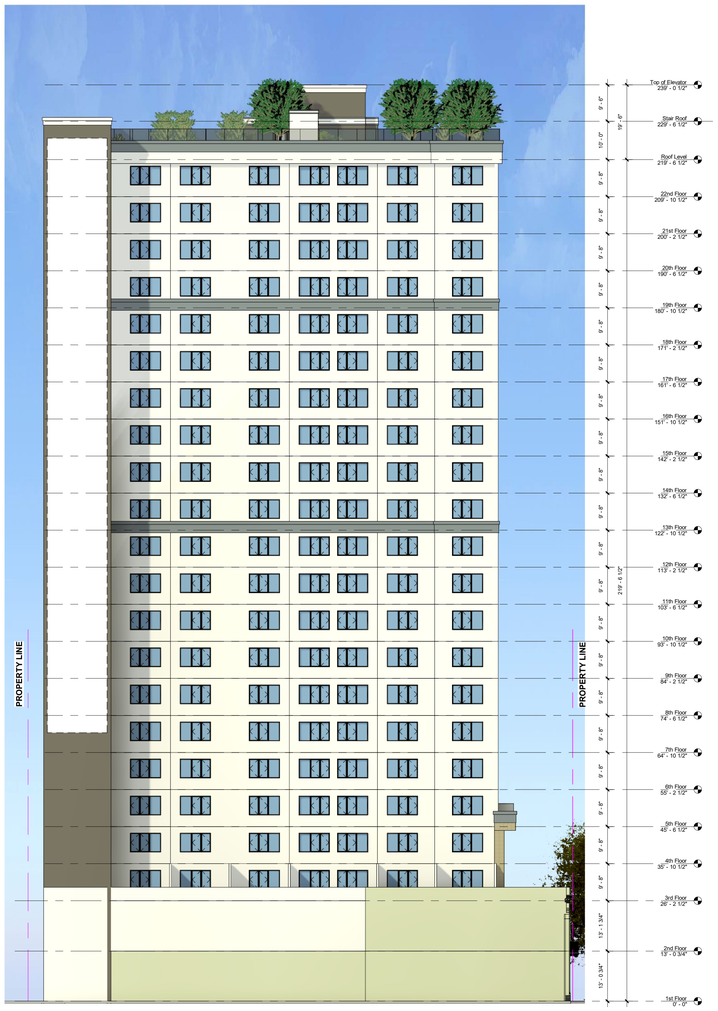
Exterior Elevations (Option C)

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2 South
1/16" = 1'-0"



1 North
1/16" = 1'-0"

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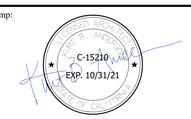
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19N 2ND STREET,
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Exterior Elevations (Option C)

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6 Partial Rear North View



4 Partial Enlarged View showing the existing and the new building



2 Rear View



5 Roof Deck View



3 Partial Enlarged View Of The New Building And The Existing 2nd Floor Roof



1 Front View

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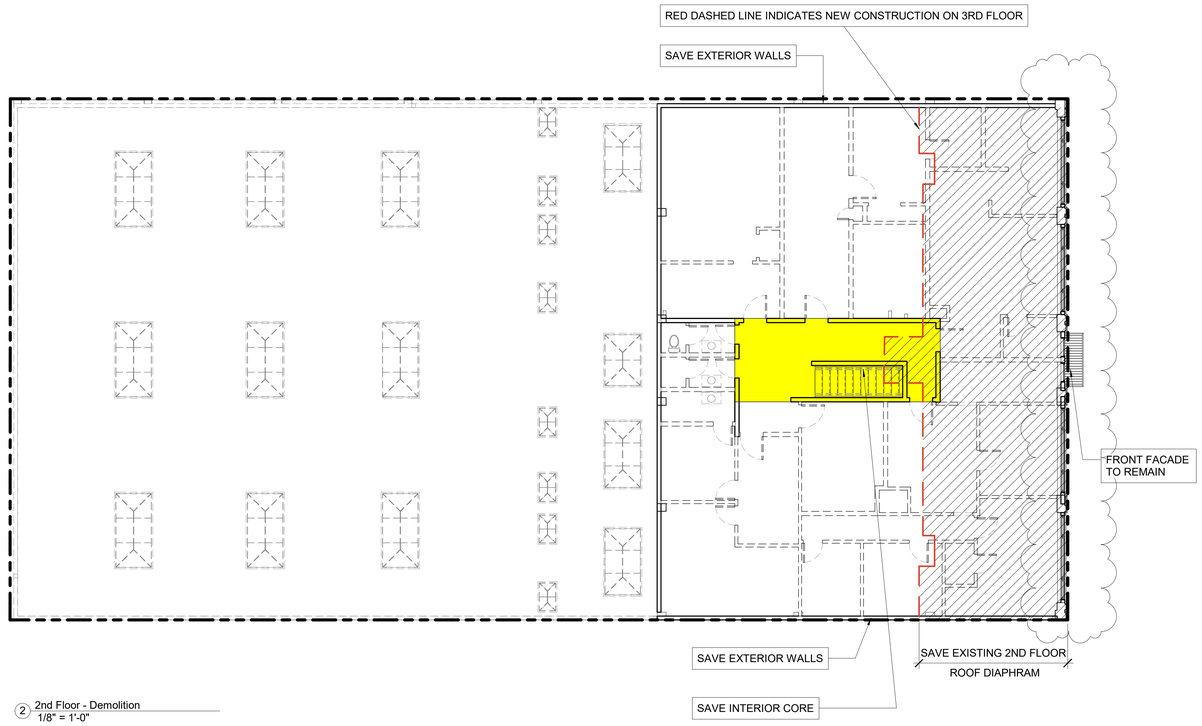
Conceptual Views

Sheet No.:

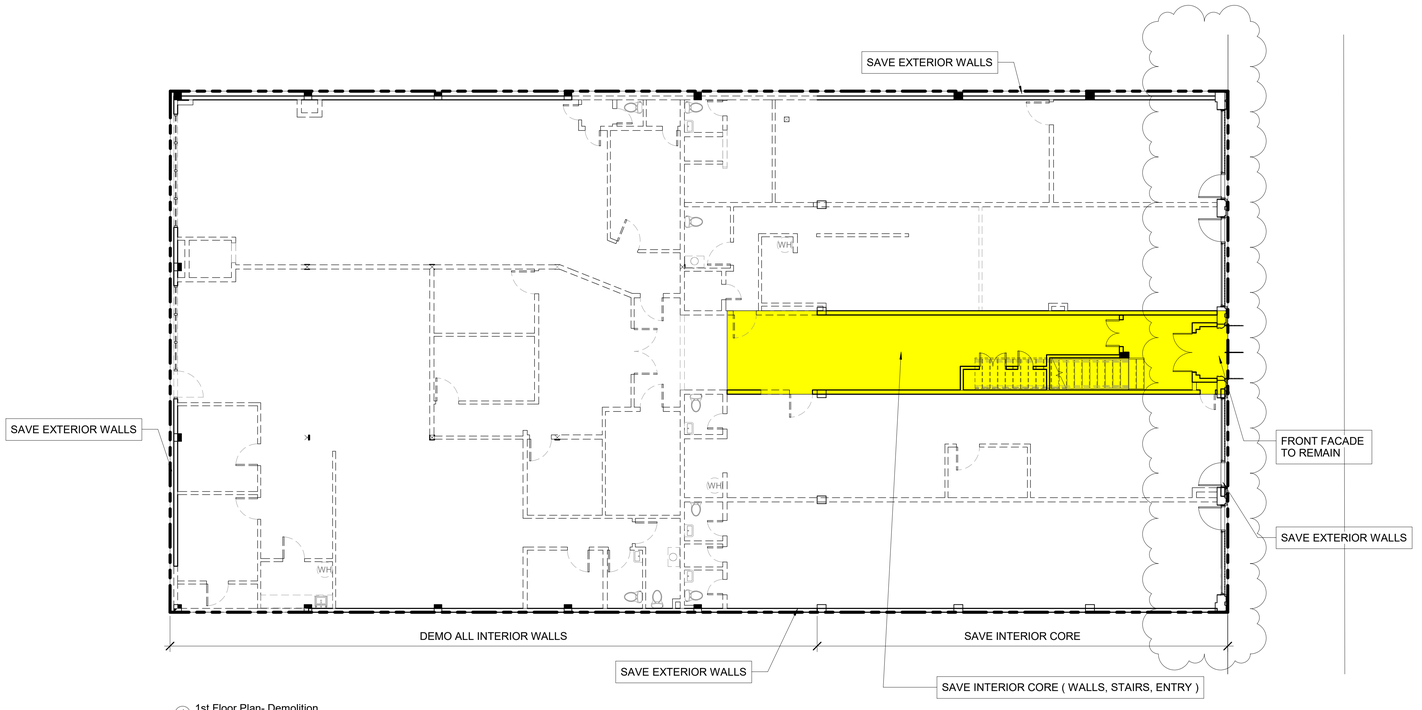
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2 2nd Floor - Demolition
1/8" = 1'-0"



1 1st Floor Plan- Demolition
1/8" = 1'-0"

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SAN JOSE CA 95113

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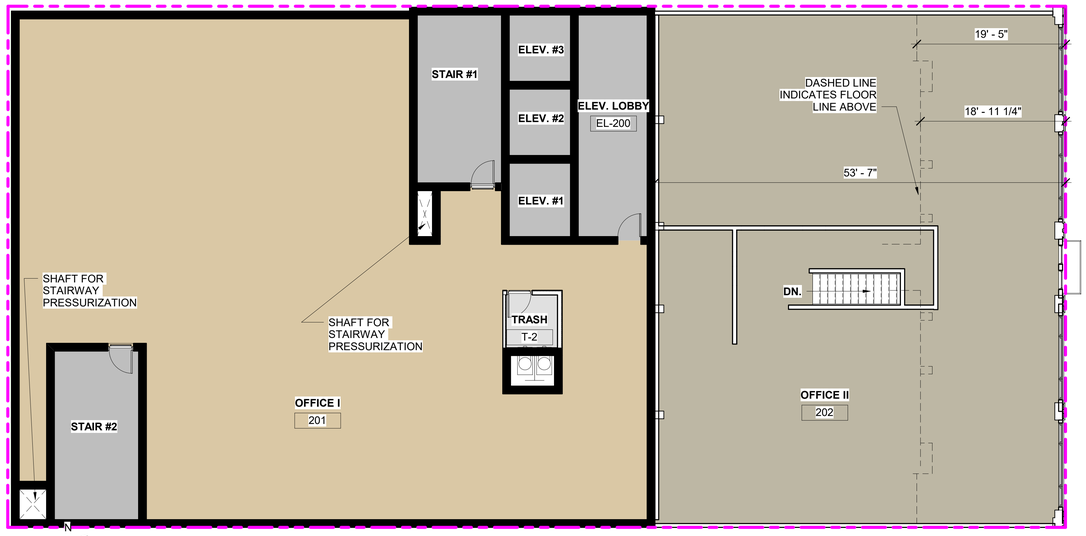
Demolition Floor Plan

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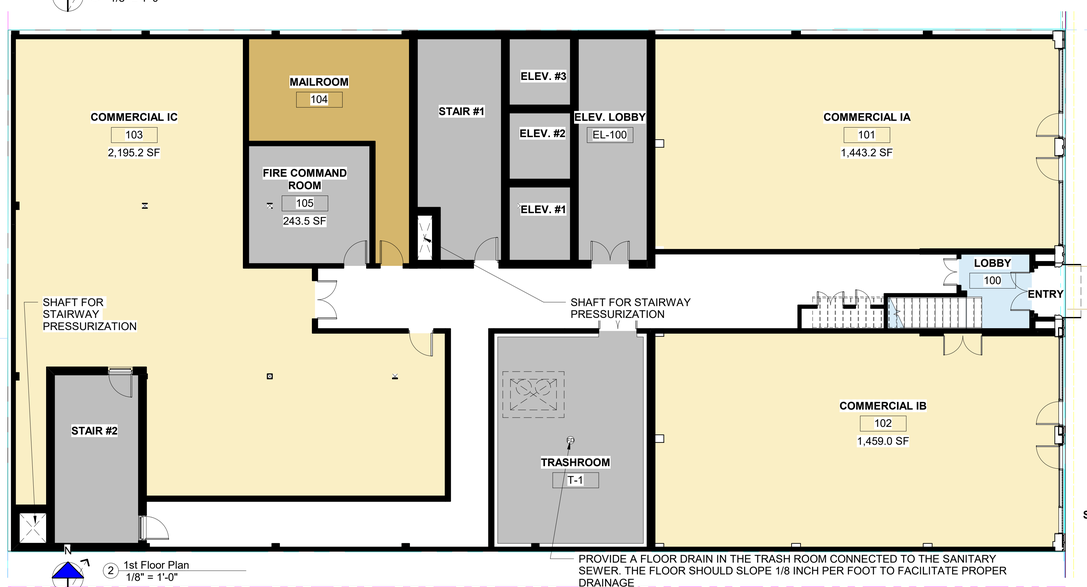
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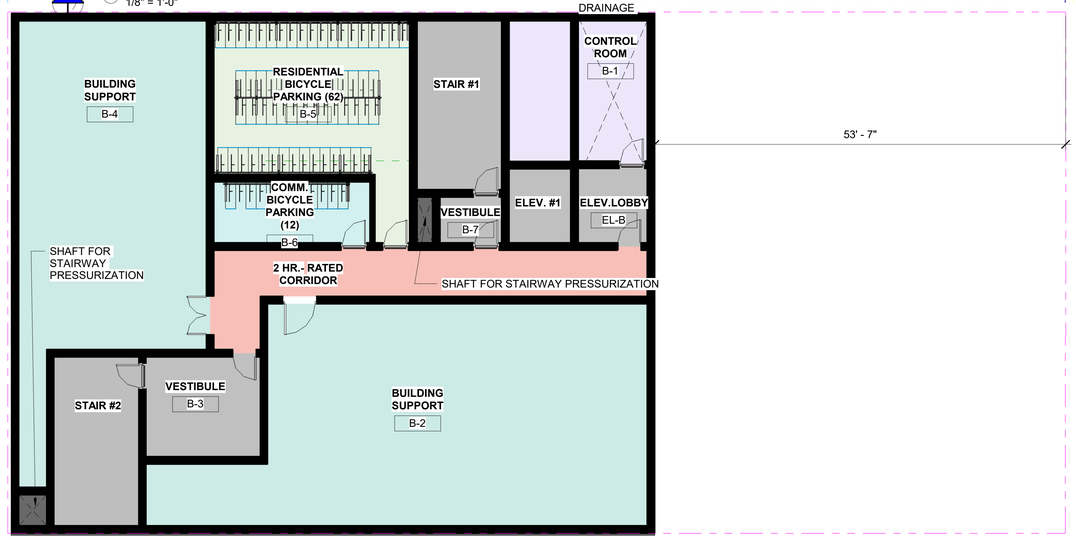
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3 2nd Floor
1/8" = 1'-0"



2 1st Floor Plan
1/8" = 1'-0"



1 Basement
1/8" = 1'-0"

Area Schedule (Net Commercial Area - 1st Floor)		
Name	Level	Area
Commercial IA	1st Floor	1,443.1 SF
Commercial IB	1st Floor	1,459.0 SF
Commercial IC	1st Floor	2,195.2 SF
		5,097.3 SF

Building Notes	
1	Property owners will push solid waste collection bins outside to nearest available open street during collection days
2	The applicant will ahow 50% of the city projected waste is recycled/ diverted from the landfill and must submit an application no more than 365 days from the final project date (i.e the date of the final building inspection). besides the facility weight tags, other forms of recovery (such as reuse and donation) are acceptable with proper documentation (photos, estimated quantities, receipts from donation centers stating materials and quantities)
3	The project will be subject to the construction waste reduction, disposal and recycling requirements of the State Of California CalGreen Code. To ensure final building sign off and compliance, hire a city-certified hauler (or self-haul) to haul the mixed C & D or source separated materail to a city-certified facility only. Ensure the facility weight tags have the permit number/ project address listed. The permit holder must show 75% diversion of the total projected weight. Tags labelled MSW (trash) do not count towards the total diversion. Other forms of recovery (such as ruse and donation) are accepted by the city with proper documentation (photos, estimated quantities, receipts from the donation centers stating materials and quantities)
4	Provide required fire flow calculations for SJFD for approval. The fire flow shall meet the requirements of CFC appendix BB and is based on building construction type, size of building, and fire sprinkler occupancy classification
5	Fire hydrant locations and distribution shall meet the requirements of CFC appendix c with City Of San Jose Amendments.

Area Schedule (Gross Building)				
Name	Level	Area	No. of Floors	Total Area (S.F)
1) Basement				
Building Support (New)	Basement	4,886.3 SF	1	4,886.3
Bicycle Parking (New)	Basement	806.0 SF	1	806.0
				5,692.3
2) 1st Floor				
Commercial (Existing)	1st Floor	9,321.7 SF	1	9,321.7
				9,321.7
3) 2nd Floor				
Office I (New)	2nd Floor	5,692.3 SF	1	5,692.3
Office II (Existing)	2nd Floor	3,629.1 SF	1	3,629.1
				9,321.4
4) 3rd Floor				
Residential (New)	3rd Floor	7,702.7 SF	1	7,702.7
				7,702.7
5) 4th Floor				
Residential (New)	4th Floor	5,949.3 SF	1	5,949.3
				5,949.3
6) 5th Floor				
Residential (New)	5th Floor	6,197.3 SF	1	6,197.3
				6,197.3
7) 6th through 22nd Floor				
Residential (New)	6th Floor	5,928.9 SF	17	100,791.3
				100,791.3
8) Roof Level				
Stair#1 / Elev. (New)	Roof Level	1,041.6 SF	1	1,041.6
Stair #2 (New)	Roof Level	339.5 SF	1	339.5
Trash (New)	Roof Level	101.3 SF	1	101.3
				1,482.4
Grand total				146,458.4

Area Schedule - Gross Commercial Area		
Name	Level	AreaRound
Commercial (Existing)	1st Floor	9,321.7
		9,321.7
Office I (New)	2nd Floor	5,692.3
Office II (Existing)	2nd Floor	3,629.1
		9,321.4
Grand total		18,643.1

F.A. R Calculations :

1. **Total Area 1st through Roof Level = 140,765.9 SF**
   F.A.R = 140,765.9 /9375 = 15.02=15.0
2. **Total Commercial Area = 18,643.1 SF**
   F.A.R = 18,643.1 / 9375 = 1.99 = 2.0

Anderson Architects INC

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Client:

ROYGBIV REAL ESTATE DEVELOPMENT

1238 SUTTER ST., SUITE 801, SAN FRANCISCO, CA 94109

Project:

NORTH 2ND AFFORDABLE SENIOR HOUSING

19N 2ND STREET,
SAN JOSE CA 95113

SITE DEVELOPMENT H20-040

Stamp:

KURT B. ANDERSON C-15210 EXP. 10/31/21 REGISTERED ARCHITECT STATE OF CALIFORNIA

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Drawn By: RK

Checked By: KBA

Sheet Title:

New Floor Plans (Basement - 2nd Flr.) Option C

Sheet No.:

011

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NOTE: IF SHEET NOT IS 30 X42 THEN IT IS NOT TO SCALE PRINT



Studio Unit Count with Net Area				
Name		Area	Floor Level	Total Units
UNIT SA-1	15'-6" X 20'-11"	276.5 SF	3rd Floor	7
UNIT SA-2	15'-6" X 20'-11"	276.5 SF	4th Floor	7
UNIT SA-2	15'-6" X 20'-11"	276.5 SF	5th Floor	7
UNIT SA-2	15'-6" X 20'-11"	276.5 SF	6th through 22nd Floor	119
				140
UNIT SB-1	16'-4" X 20'-11"	281.5 SF	3rd Floor	1
UNIT SB-2	16'-4" X 20'-11"	281.5 SF	4th Floor	1
UNIT SB-2	16'-4" X 20'-11"	281.5 SF	5th Floor	1
UNIT SB-2	16'-4" X 20'-11"	281.5 SF	6th through 22nd Floor	17
				20
UNIT SC-1	15'-3" X 20'-11"	314.5 SF	3rd Floor	1
UNIT SC-2	15'-3" X 20'-11"	314.5 SF	4th Floor	1
UNIT SC-2	15'-3" X 20'-11"	314.5 SF	5th Floor	1
UNIT SC-2	15'-3" X 20'-11"	314.5 SF	6th through 22nd Floor	17
				20
UNIT SD-1	16'-0" X 22'-11"	302.9 SF	3rd Floor	1
UNIT SD-1	16'-0" X 22'-11"	302.9 SF	4th Floor	1
UNIT SD-2	16'-0" X 22'-11"	302.9 SF	5th Floor	1
UNIT SD-3	16'-0" X 22'-11"	302.9 SF	6th through 22nd Floor	17
				20
UNIT SE-1	18'-0" X 22'-11"	370.3 SF	3rd Floor	1
UNIT SE-1	18'-0" X 22'-11"	370.3 SF	4th Floor	1
UNIT SE-2	18'-0" X 22'-11"	370.3 SF	5th Floor	1
UNIT SE-3	18'-0" X 22'-11"	370.3 SF	6th through 22nd Floor	17
				20
				220

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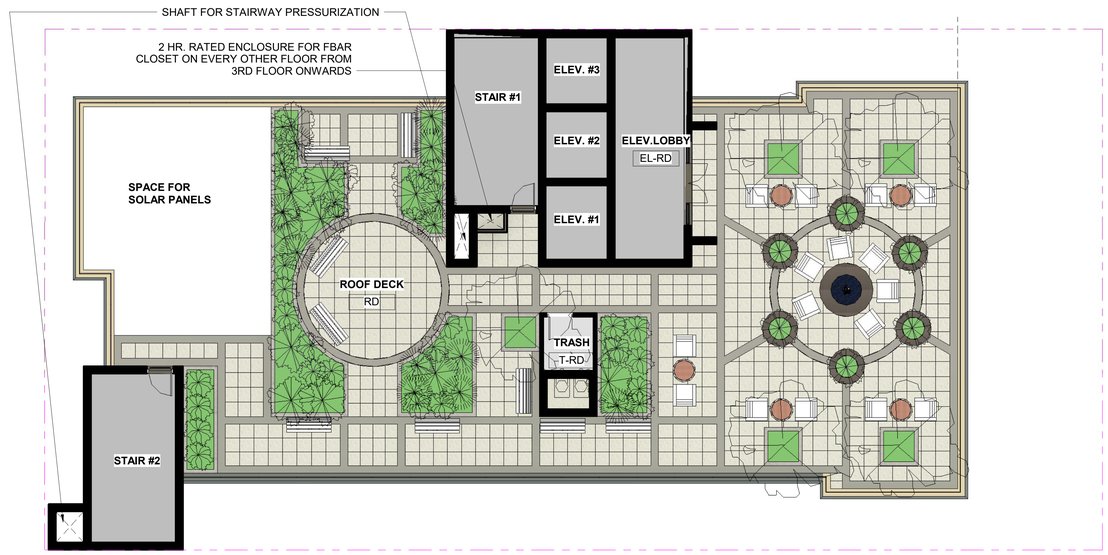
New Floor Plans (3rd - 5th Flr.) (Option C)

Sheet No.:

011B

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② Roof Level
1/8" = 1'-0"

Area Schedule (Gross Common Open Space Area)		
Name	Level	Area
Common Open Space	3rd Floor	234.0 SF
Common Open Space	Roof Level	3,774.6 SF
		4,008.6 SF



N

① 6th Floor through 22nd Floor
1/8" = 1'-0"

Studio Unit Count with Net Area				
Name		Area	Floor Level	Total Units
UNIT SA-1	15'-6" X 20'-11"	276.5 SF	3rd Floor	7
UNIT SA-2	15'-6" X 20'-11"	276.5 SF	4th Floor	7
UNIT SA-2	15'-6" X 20'-11"	276.5 SF	5th Floor	7
UNIT SA-2	15'-6" X 20'-11"	276.5 SF	6th through 22nd Floor	119
				140
UNIT SB-1	16'-4" X 20'-11"	281.5 SF	3rd Floor	1
UNIT SB-2	16'-4" X 20'-11"	281.5 SF	4th Floor	1
UNIT SB-2	16'-4" X 20'-11"	281.5 SF	5th Floor	1
UNIT SB-2	16'-4" X 20'-11"	281.5 SF	6th through 22nd Floor	17
				20
UNIT SC-1	15'-3" X 20'-11"	314.5 SF	3rd Floor	1
UNIT SC-2	15'-3" X 20'-11"	314.5 SF	4th Floor	1
UNIT SC-2	15'-3" X 20'-11"	314.5 SF	5th Floor	1
UNIT SC-2	15'-3" X 20'-11"	314.5 SF	6th through 22nd Floor	17
				20
UNIT SD-1	16'-0" X 22'-11"	302.9 SF	3rd Floor	1
UNIT SD-1	16'-0" X 22'-11"	302.9 SF	4th Floor	1
UNIT SD-2	16'-0" X 22'-11"	302.9 SF	5th Floor	1
UNIT SD-3	16'-0" X 22'-11"	302.9 SF	6th through 22nd Floor	17
				20
UNIT SE-1	18'-0" X 22'-11"	370.3 SF	3rd Floor	1
UNIT SE-1	18'-0" X 22'-11"	370.3 SF	4th Floor	1
UNIT SE-2	18'-0" X 22'-11"	370.3 SF	5th Floor	1
UNIT SE-3	18'-0" X 22'-11"	370.3 SF	6th through 22nd Floor	17
				20
				220

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SITE DEVELOPMENT H20-040

Stamp:

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Sheet Title:

New Flr. Plans (6th- 22nd Flr., Roof (Option C)

Sheet No.:

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Preservation Plan



THE HISTORIC REALTY BUILDING

19. N. Second Street, San José, CA

PRESERVATION PLAN

Prepared For:

Loida Kirkley
ROYGBIV REAL ESTATE DEVELOPMENT, LLC.
1238 Sutter Street
San Francisco, California 95109

Date: 2/25/22 (DRAFT)

MSA Inc. M. SANDOVAL ARCHITECTS, INC.
Architecture - Historic Preservation - Design

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INTRODUCTION

We were asked to prepare the following Preservation Plan for the Historic Realty Building located on the west side of N. 2nd Street in the city of San Jose's commercial downtown. The subject property at 19 N. Second Street is situated on the block bounded by E. Santa Clara Street to the south, N. 1st Street to the west, St. John Street to the north, and N. 2nd Street to the east. This two-story concrete-built commercial office building is located on a large interior urban lot and is surrounded by a mix of commercial, institutional, and multi-family residential buildings ranging from two to 14 stories.



Figure 1: Project site outlined in red, is situated on the block bounded by E. Santa Clara Street to the south, N. 1st Street to the west, St. John Street to the north, and N. 2nd Street to the east.

DESCRIPTION OF RESOURCE

The ground floor contains four storefront commercial bays uses that surround a centrally placed recessed entry leading to the entrance foyer. There is a first-floor arcade to the right and stairway access to upstairs office suites to the left. Designed in the Beaux Arts style, the building is a unique local implementation of this style with a façade that is highly articulated, with a studied arrangement of decorative elements. Each storefront bay is framed with narrow paired pilasters that rise to an entablature above, composed of a multi-band decorative cornice. Above the cornice projection, a decorative ornamental cheneau-edged gutter, set below a stucco wall parapet completes the top of the building's façade as viewed from the street. The frieze located below the cornice is composed of alternating cartouches with leafed scroll work that extend from the right and left of the centrally placed elongated rectangular plaque with projecting letters that displays the building's name. A half-round rope head molding in placed beneath the frieze, visually separating the building's architrave below from the frieze above.

To support the entablature of the building's façade, the architect has used six paired pilasters that sit upon a plaster stucco plinth attached to a marble-clad rectangular base set next to the sidewalk, and extend upward until they terminate at their stylized shallow relief floral pattern capitals. Each pilaster shaft corner is edged with a vertical barrel-bead molding, and the plaster stucco wall between is scored to resemble a horizontal masonry block joint.

The four individual tenant wood-constructed storefronts all appear to be original to the building; each has a large display picture window set upon a lower bulkhead tile clad wall. Each wood entry door is constructed with a rectangular fixed-glass interior panel and steps up to the interior space beyond. Above each is a narrow transom window. Above this part of the ground-floor tenant's storefront is a large upper transom window constructed of prismatic glass tiles set in zinc came, with two small operable glass tile ventilator panels. Each of these panels attaches to the spandrel above, and is supported by a narrow-wood framed lintel that stretches horizontally across the storefront of each tenant bay.

The single-glazed display windows are set in bronze extruded frames. Three-inch square ceramic glazed field tiles, set within with a contrasting single-tile picture border, decorate each of the four tenants' display window bulkhead walls. Flat metal vents panels attached with screws are placed within the center of the two furthermost bulkhead walls to provide the ventilation for the existing building's crawl space beneath the first floor.

The upper office windows are single-glazed in tripartite groupings, and contain narrow openable uppers. Below the windows are marbled panels and tile trim work, and above are leaded transom windows containing 120 small, prismatic translucent lights. Each transom also contains two vertical sets of eight clear lights.

.
The front entry door matches the storefront doors in material and is arched, with a half-round fixed transom. Above the recessed front entry is a short balcony with a cast-iron railing. It was designed by Wolf and Higgens Architects, who also occupied the entire northern half of the second floor of the building shortly after the building's construction in 1925. The building was restored in 1984.



Figure 2: Photograph taken of the east exterior elevation of the building along North Second Street. Other Identifying features of this style and of this building are the flat roof, symmetrical facade, smooth wall surface with decorative elements. The symmetrical facade is punctuated by nine windows systems balance with a central arcade entry way emphasized by a wrought iron canopy over it.

Other Identifying features of this style and of this building are the flat roof, symmetrical facade, and smooth wall surface with decorative elements. The symmetrical facade is punctuated by nine windows, balanced with a central arcade entryway that is emphasized by a wrought-iron canopy over it.

METHODOLOGY

We conducted a site visit on the morning of January 28, 2022 to examine the existing conditions and the historic features of the building. As part of this investigation, the record drawings prepared by Anderson Architects for this project's initial application to the City of San Jose were modified so that architectural features and terminology could be better communicated to the members of the team who were conducting the visual reconnaissance of the building from the hydraulic lift, and so that notes and photographs taken from these field observations could be properly transcribed and assimilated as part of this preservation report.

Please note that this preservation plan is intended to be used as a reference document only. The intention is to provide guidance on the repairing the existing historic façade of the Reality Building during its renovation work. All proposed recommendations are based on the *Secretary of the Interior's Standards of the Treatment of Historic Properties* published by the National Park Service, U.S. Department of the Interior. In this report, we have tried to identify localized areas and materials, along with the types of deterioration and damage observed during our site visit. This report is not a comprehensive and full report outlining all the existing conditions and or deficiencies of the building. Nor does this report provide recommendations for the protection of the building, including its stabilization or that of the properties in close proximity to the project, which might be adversely affected by the demolition or other activities needed to complete its final construction. Instead, the report is meant to guide decisions on what appropriate construction methods and protocols to employ when repairs and reconstruction treatments must be taken. Evaluation of each of the three design options proposed by the project's architect for its overall constructability and assessment of each for its potential adverse impacts to nearby properties are beyond the scope of this report. These issues must be thoroughly examined before commencing with any part of the construction process.

HISTORIC SIGNIFICANCE

The Realty Building was designated as a San Jose City Landmark on October 2, 2001, under Resolution No. 70635 of the City of San Jose City Council based on the following findings:

- Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose in that it is associated with the National Register Downtown Commercial District.
- Its embodiment of distinguishing characteristics of the Beaux Arts architectural type or specimen.
- Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique. This building is in original condition and is a unique Beaux Arts design, unrivaled in the downtown area and the larger South Bay area.[1]

TreanorHL evaluated the Realty Building in 2020 and found it "individually eligible to be listed on the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under Criterion A/1 for its association with the larger Downtown Commercial District…and under Criterion C/3 as a work of high artistic value. The period of significance under Criterion A/1 would be from 1925, when the building was constructed, to the 1940s, when the downtown commercial district started to decline. The period of significance under Criterion C/3 would be 1925 when the building was constructed. The subject property retains sufficient integrity to communicate its significance."[2]

The 2020 TreanorHL report agreed with the character-defining features of the 19 N. Second Street property as evaluated by Dill Design Group in 2000:

- Two-story front massing with flat roof and one-store rear massing with flat roof
- The symmetrical front façade
- Beaux-Arts ornamentation including pilasters with leafed capitals and a multi-layered cornice
- The recessed arched main entrance
- Four storefronts with wood framed picture windows, wood glazed entry doors, marbled and tile bulkheads, and leaded multi-lite transom windows
- Iron balcony above the entrance
- Rectangular, tripartite, wood-sash windows on the second floors.[3]

The Realty Building is in Block 2 Range 2 North of the Original Survey of the City of San Jose. At the northwest end of the block, Trinity Episcopal Cathedral (81 N 2nd Street), a San Jose City Landmark, is on the edge of the St. James Square City Landmark District and National Register District.

[1] The Council of the City of San Jose, Resolution 70635, adopted October 2, 2001
[2] TreanorHL, *19 N. 2nd Street, San Jose California: Historic Resource Assessment & Design Guidelines and Standards Compliance Review – DRAFT* (May 28, 2020), 45.
[3] TreanorHL, *19 N. 2nd Street*, 8; F. Maggi / C. Duval (Dill Design Group), *19 N. 2nd Street San Jose, CA DPR Form,* August 23, 2000, 2.

Across East Santa Clara Street is the boundary for the Downtown Commercial National Register District. Four buildings designated San Jose City Landmarks are clustered in the southern end of Block 2 Range 2 North:

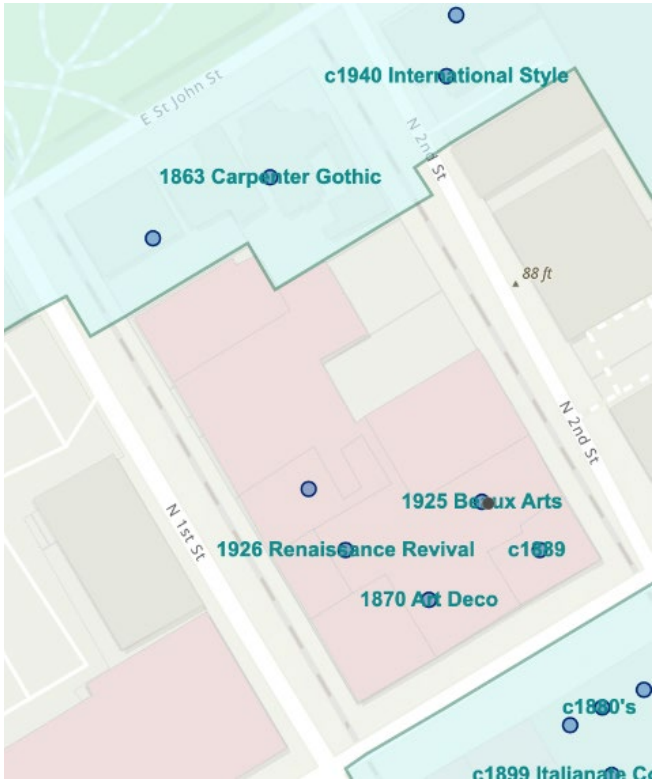


Figure 3. Block 2 Range 2 North of the Original Survey of the City of San Jose. The Realty Building is labeled "1925 Beaux Arts." (City of San Jose Historic Resources Inventory website, accessed February 18, 2022.)

- Realty Building, 19 N 2nd Street (built 1925)
- 35 E Santa Clara Street (built circa 1889)

- Commercial Building, 20 N 1st Street (built 1926)
- Knights of Columbus Building, 34–40 N 1st Street (built 1926)

All four of these buildings have been evaluated as eligible for the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) under Criterion A/1 for their association with the larger Downtown Commercial National Register District. A fifth building, the St. Francis Block at 17–25 E Santa Clara Street (built 1870), is listed on the City's Historic Resources Inventory as a Structure of Merit. Figure 1 shows the boundaries of the two National Historic Districts and the locations of the historic resources on this block.

SECRETARY OF THE INTERIOR'S STANDARDS EVALUATION

The Realty Building is a designated San Jose City Landmark and appears individually eligible for listing in the NRHP and CRHR. Therefore, the proposed project must comply with the *Secretary of the Interior's Standards for Rehabilitation* (the Standards) which established compatibility.

TreanorHL evaluated an earlier set of proposed project drawings dated April 23, 2021 (Anderson Architects, *North 2nd Affordable Senior Housing Site Development H20-040*). Their Standards analysis for the proposed project showed that Standards 4, 7, and 8 were not applicable, and that the proposed project did not comply with Standards 1, 2, 3, 5, 6, 9, and 10.

Based on this analysis, Anderson Architects have produced three alternate sets of project drawings that may better meet the Standards:

- Option A2 is a 22-story tower with 220 residential units. Like the original April 2021 drawings, these plans call for everything except the front façade of the Realty Building to be demolished and no setback of the new building behind the Realty Building.
- Option B is a 22-story tower with 120 residential units. The exterior walls of the Realty Building will be saved along with the façade. The interior core of walls, stairs, and entry will also be saved as will the existing second-floor roof diaphragm. The new building will be set back approximately 58 feet from the front façade of the Realty Building, thus preserving the integrity of the two-story portion of the historic building that is visible from the street.
- Option C is a 22-story tower with 220 residential units. The exterior walls of the Realty Building will be saved along with the façade. The interior core of walls, stairs, and entry will also be saved as will the existing second-floor roof diaphragm. The new building will be set back approximately 19 feet from the front façade of the Realty Building, thus providing some differentiation of the new tower from the two-story portion of the historic building that is visible from the street.

The ten standards are evaluated below.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment*.

The subject property at 19 N 2nd Street is a commercial building. Option A2 will demolish the historic resource except for the front façade. Options B and C will retain the exterior walls, front façade, building core, and second floor roof diaphragm. On some portion of the original building's footprint, a 22-story tower would have commercial spaces and residential amenities on the first and second floors and senior housing above. All ingress and egress to the residential tower is currently designed to go through the front doors of the Realty Building. Therefore, the proposed project would require a significant change to add a residential use and does not comply with Standard 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided*.

Whether the proposed project demolishes everything except the front façade of the historic resource at 19 N. 2nd Street (Option A2) or retains the exterior walls, interior core, and second-floor roof diaphragm (Options B and C), the majority of historic materials, features, or spaces that characterize the property will be removed. Therefore, the proposed project does not comply with Standard 2.

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 architectural elements from other buildings, shall not be undertaken*.

TreanorHL evaluated the original project drawings in 2021 and noted details that would "match the details at the existing building, creating a false sense of historical development." The architectural details TreanorHL called out were "arched central bays and projecting cornices at the 4th, 12th 18th, and the roof levels" and "new columns at the dome and the new trim at the roof and dome levels."[4] The new drawings have omitted these details, thus differentiating the new tower architecturally from the Realty Building. As proposed, the project complies with Standard 3.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved*.

[4] TreanorHL, *19 N. 2nd Street*, 33.

Standard 4 is not applicable since none of the recent alterations and additions were found to have acquired historic significance in their own right.

5. *Distinctive features, finishes, and construction techniques of fine craftsmanship that characterize a property will be preserved*.

Whether the proposed project demolishes everything except the front façade of the historic resource at 19 N. 2nd Street (Option A2) or retains the exterior walls, interior core, and second-floor roof diaphragm (Options B and C), distinctive features, finishes, and construction techniques that characterize the property will be removed. Therefore, the proposed project does not comply with Standard 5.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacements of a distinctive feature, the new feature will match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence*.

Conformance to Standard 6 is being assessed relative to the front façade for all three options, and for the external walls, interior core, and second floor roof diaphragm in Options B and C. The remainder of the building will be demolished. The project drawings specify that the existing finishes and elements will be retained at the bulkheads, transoms, and the pilasters. The glass at the windows will be replaced with transparent untinted glazing which will be compatible. The existing main entry and the painted signage above the double doors are marked as "existing/new." The double doors are marked as swinging inward, whereas at present they swing outward. Overall, it is unclear which features will be repaired or replaced. As proposed, the project does not comply with Standard 6.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible*.

Standard 7 is not applicable. The proposed project does not include chemical or physical treatments to the historic property. Any measures taken to clean existing historic fabric should use the gentlest means possible.

8. *Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken*.

Archaeological resources are outside the scope of this assessment.

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*.

Option A2 will demolish the existing historic resource at 19 N 2nd Street except for its front façade and construct a new building on the parcel. This option will destroy historic materials, features, and spatial relationships that characterize the property. Options B and C sets back the residential tower 58 feet and 19 feet, respectively, from the front parcel line and the historic façade above the second floor. The greater the setback, the more the new tower reads as a separate building. However, a 22-story tower is significantly taller than the existing building and nearby historic and contemporary buildings, which range from two to 14 floors. The overall height, massing, proportion, and scale of the proposed development are far greater than those characteristics of the historic property and its environment. Therefore, the proposed project does not comply with Standard 9.

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*.

Under all three options, the existing historic resource, whether it be just the front façade or include the exterior walls, interior core, and second-floor roof diaphragm, would become an integral part of a 22-story tower. In no way could the tower be demolished without destroying what remains of the Realty Building. Therefore, the proposed project does not comply with Standard 10.

Summary of Compliance to the Standards: Standards, 4, 7, and 8 are not applicable to the proposed project. The proposed project does not comply with Standards 1, 2, 5, 6, 9, and 10. The three new project option drawings have only addressed Standard 3, and overall, the proposed project does not comply with the Standards, and will result in a substantial adverse change in the significance of the historic resource per CEQA.

PROJECT DESCRIPTION

The owners of the existing property located at 19 N. Second Street (APN 467-21-028) are seeking the approval for a Historic Preservation Permit Application so they may demolish portions of the building's existing side and rear walls, in addition to building's interior, in order to construct a new 22-story mixed-use project. The project will include commercial spaces on the first floor, private office space on the second, and 220 affordable senior units (50% of these units will be reserved for low- to very-low-income seniors, with the rest reserved for moderate-income

seniors) placed above, while retaining and fully integrating into the project's design the original two-story primary street façade of the historic Realty Building.



Figure 4: Edited computer renderings provided by Anderson Architects of each all three revised design options for the new mixed-use senor housing project to be constructed on the property located at 19 N. Second Street.



Figure 5: Shown above are the proposed first, second, and basement floor plans for Design Option C. Unlike the two other options, this option includes a basement floor to be located at the rear portion of the lot next to the neighboring properties located on the three shared property lines.



Figure 6: Shown above are the proposed third through fifth floor plans for Design Option C.



Figure 7: Depicted in this computer rendering is the base of the building's new tower as viewed from the street. Although the face of the building is shown to be setback from the face of the front property line 18'-10 5/8" the support columns for the cantilevered deck on the 5th floor actually project a further distance towards the street. This cantilevered deck feature is shown to project a distance of 14'-0 5/8" from the front property line.

The project's architect has revised the original drawings developed back in April of last year for this project, and has now submitted three design options with only Option C, as that is the one that is economically viable for the developer to construct, and therefore really the sole option to be considered at this time. Unlike in the last design, which only retained the street façade of the building in this new proposal, the architect now is proposing to partially demolish the existing two-story commercial building by removing all extant components up a distance of approximately 18'-10 5/8" from the front property line. As part of this design, both the historic front façade of the building along the existing entrance vestibule and stairs to the upper second floor will be retained and incorporated into part of the design for the new senior housing project. The original historic uses of the front portion of the building on both floors would be retained, but would be reduced in overall square footage. The new building will also add a basement level and 22 stories above ground. The residential units, a combination of studios and one-bedroom units, will be at floors 3 through 22. A roof deck will be provided for a community open space. The wall face of the new building tower is dimensioned to show it steps back 18'-10 5/8" from the front property line. At the third and continuing upward to the 5th-floor level, the architect has added vertical boxed pilasters that extend from the existing roof level of the second floor to bottom of a projecting cantilevered exterior deck, serving the two front apartment units facing the street on this floor level. From this level the architect has used horizontal band cornices on the 13th and 19th floors and at the roof level to add a contrasting design feature to break up the visual verticality and mass of the new tower structure. At the roof level is the community space, with the elevator machine room rising above it. Guard railings matching those found on the 5th-floor balcony deck are also placed on all four sides of the building's roof level, so the residents may safely enjoy the views of the city from this part of the building. Openings found on the tower's exterior all appear to be constructed of aluminum, with organized groupings of both fixed and operable casement windows. The surface wall texture and cladding material appears to be stucco.

CONDITION ASSESSMENT

The following drawings, photographs, and descriptions have been assembled to better illustrate existing conditions observed during our visual reconnaissance of the Reality Building. Of the total 216 photographs taken during our visit, which 82 of these photographs were specifically of the front façade of the building, for the purpose of this report it was our decision to condense this number to only 30 of the most representative images that highlight the existing conditions the most important features of the building that are in significant need of repair, restoration, or reconstruction if determination by the historic architect and the project's structural engineer that because of their level of deterioration require full replacement. Please also note that all observations made during our visit to the site were of only easily accessible parts of the building and from locations the crew working the electric powered compact scissor lift could reach from the street at the time.

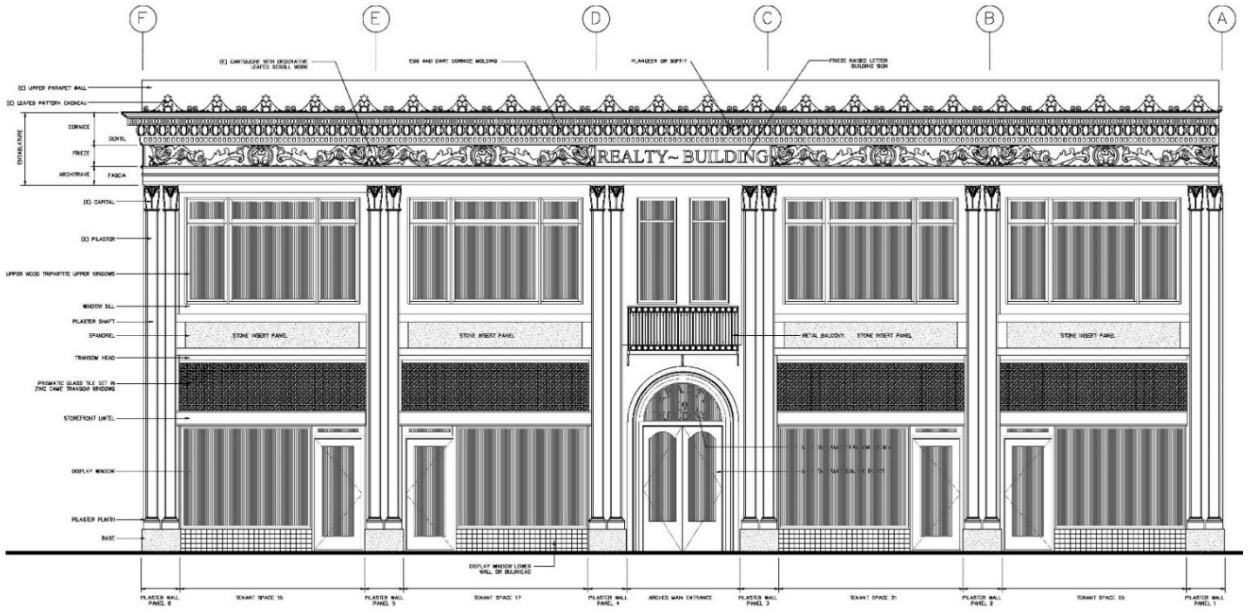


Figure 8: Edited drawing taken from the drawings provided by the Anderson Architects, Inc. of the North Second Street façade which had been developed for the purpose of identifying and properly communicating the various features of the building's architecture during our reconnaissance of the building's street façade.



Figure 9: Edited drawing taken from the drawings provided by the Anderson Architects, Inc. of the North Second Street façade upon the completion of the visual reconnaissance of the building's existing façade. Illustrated in this drawing are the locations of the damage or deterioration parts of the building including numbers that identify the corresponding photograph taken of the localized area of the building

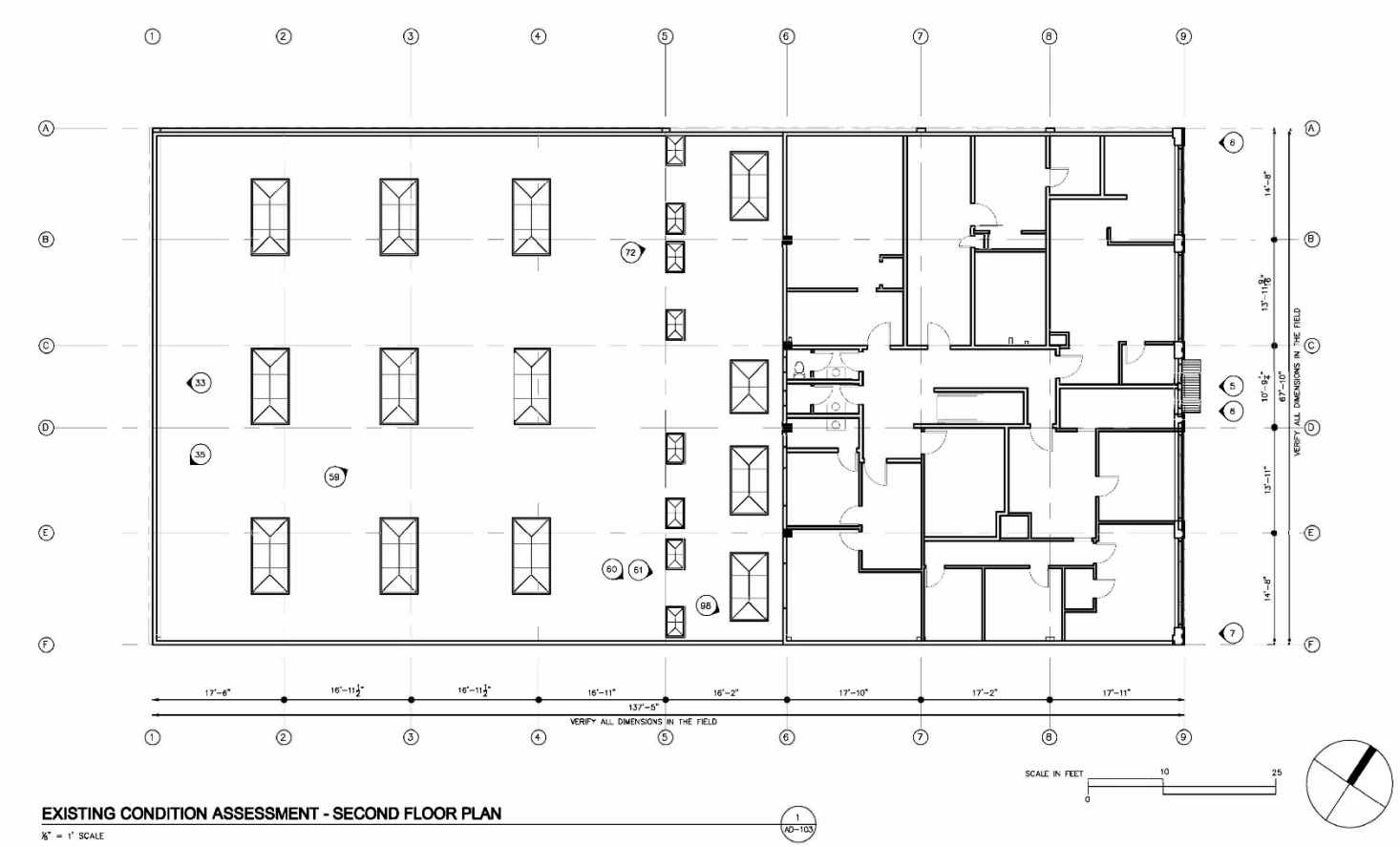


Figure 10: Edited drawing taken from the drawings provided by the Anderson Architects, Inc. of the North Second Street façade upon the completion of the visual reconnaissance of the building's existing façade. Illustrated in this drawing are the locations of the damage or deterioration parts of the building including numbers that identify the corresponding photograph taken of the localized area of the building

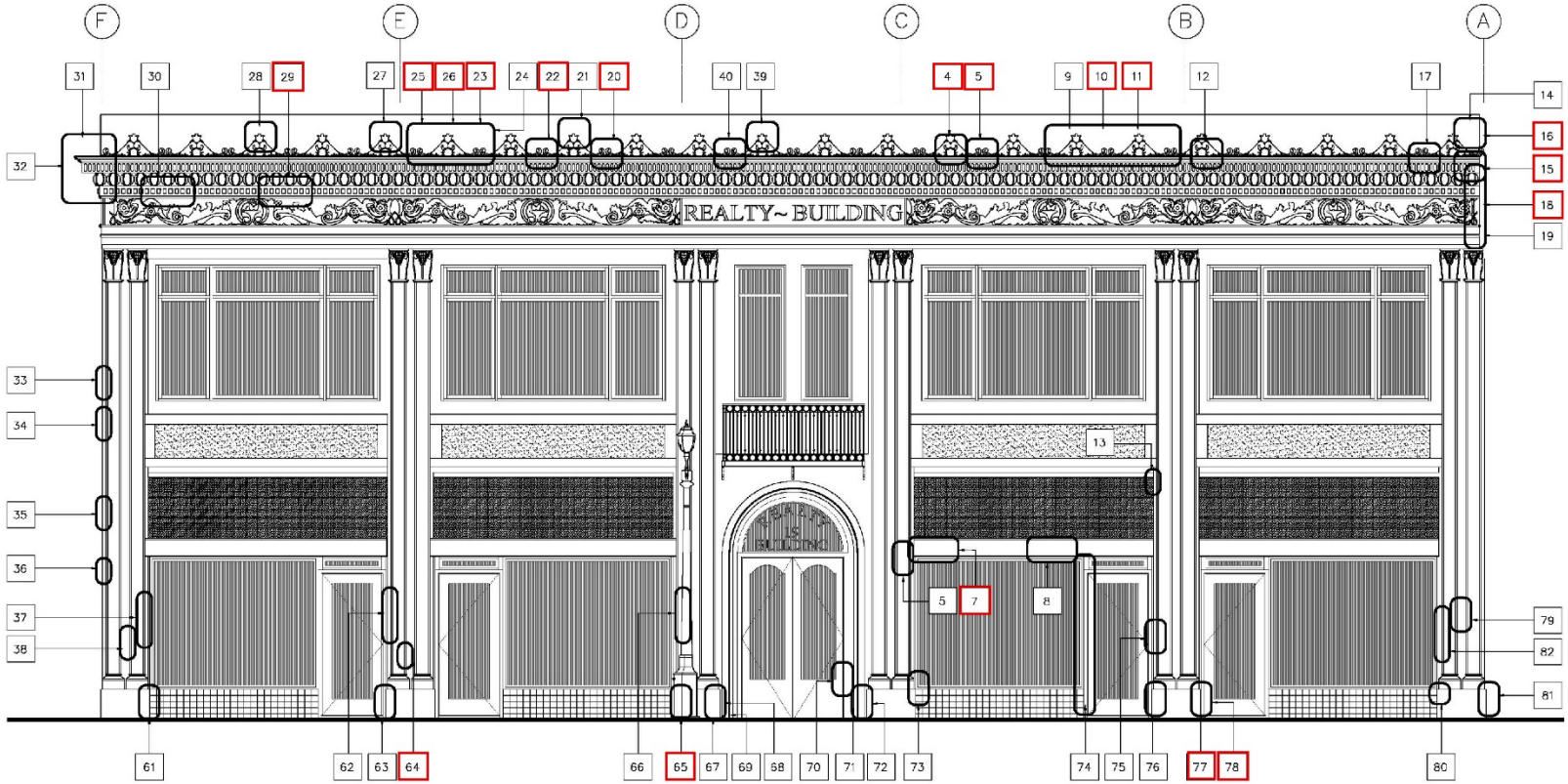
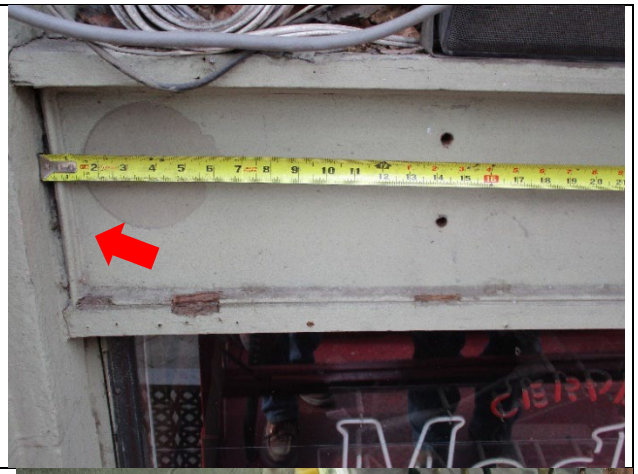


Figure 11: Edited drawing taken from the drawings provided by the Anderson Architects, Inc. of the North Second Street façade upon the completion of the visual reconnaissance of the building's existing façade. Illustrated in this drawing are the locations of the most visible damaged or deterioration parts of the building with their corresponding marker numbers that identify the individual photograph taken of these localized areas of the building.

	**Photograph 4**: Indicates one of the many damaged scroll-pattern cheneau precast concrete ornamental units. The spalling of the concrete surface has deteriorated to the point where it no longer provides a resistance from the exposure from weather and moisture which is allowed to enter the air cell chambers within the concrete. During freeze-thaw cycles to relieve the internal expansion within the concrete cracks and fissures occur, which in turn, causes further surface deterioration and even structural damage This and similar conditions should be reviewed by both a structural engineer experienced with historic structures and the historic architect to determine if this condition is repairable of needs to be fully replaced.
	**Photograph 5**: A top view of a damaged scroll-pattern cheneau ornamental decorative units. Because of the thick application of paint over the years, the spalling of the concrete surface has prevented the severe spalling of the concrete beneath. This and similar conditions should be more closely reviewed by both a structural engineer experienced with historic structures and the historic architect to determine if the excessive pooling of water because of the collection of debris causing the clogging of the scupper roof drains has caused deterioration of the steel rods anchoring the ornamental units to the top of the cornice.

Photograph 7: Picture taken of the wood constructed horizontal lintel that supports the prismatic glass tile transom storefront window above. Because of the improper maintenance of the building over the years, the movement of dissimilar materials went unchecked. As a consequence, unprotected openings between these materials have occurred, allowing water from the outside to enter the building wall cavity. This area of damage should be reviewed by the historic architect to determine the extent of the damage and what corrective procedures and treatments should be implemented.	
Photograph 26: : In this picture, the lack of scheduled maintenance has allowed the gutter to fill with debris, which has clogged the drains, allowing any rain water collected to pool. This pooling of rain water above the cornice has caused significant damage to both the precast decorative cheneau ornament units and the base of the adjacent scored stucco parapet wall. This area should be cleared of all debris so that a more comprehensive evaluation of this area of the building may be made by both a structural engineer experienced with historic structures and the historic architect to determine the extent of the damage and what corrective measures are needed to remedy any damage to the building encountered during this inspection of area.	

	**Photograph 20:** In this photograph, the extent of damage has caused corrosion of steel reinforcing of the decorative cheneau ornamental unit above the cornice of the building. Notice, along with missing section of the pre-cast decorative face of the unit, the steel used during the fabrication process. Both a structural engineer experienced with historic structures and the project's historic architect should determine if this damage is just localized, or has affected the steel used to anchor the ornament to the top of the building's cornice. Only after this inspection is completed can the extent of damage and the corrective repair measures that will be needed to remedy this condition be determined.
	**Photograph 15:** This photograph shows the existing condition of the building's cornice, with the adjacent neighboring building to the north and their common property line. The movement between each building has created large fissures and openings between the wall cavity of each building. In turn, this has allowed rain water to enter the void between these walls. Evidence from this photograph suggests that the top portion of the Realty Building's cornice once overlapped the neighboring building, but was dislodged and fell to the public sidewalk below. Both the structural engineer and the project's historic architect should inspect this area to determine the extent of corrective repair measures required.

Photograph 18: This photograph was taken of the existing interface of the north vertical wall, with the adjacent neighboring building at property line. The movement between each building over time has created a separation between the overlapping stucco of the newer building and the wall of the existing Realty Building's Street façade. Without further examination, it is unclear if there is adequate protection of the gap between these two wall surfaces to prevent outside moisture from entering the void between the common walls of each building.

Both a structural engineer experienced with historic structures and the project's historic architect should determine if this damage is just localized, or if it has affected the steel used to anchor the ornament to the top of the building's cornice. Only after this inspection is completed will it be possible to know what corrective repair measures will be needed to remedy this condition.

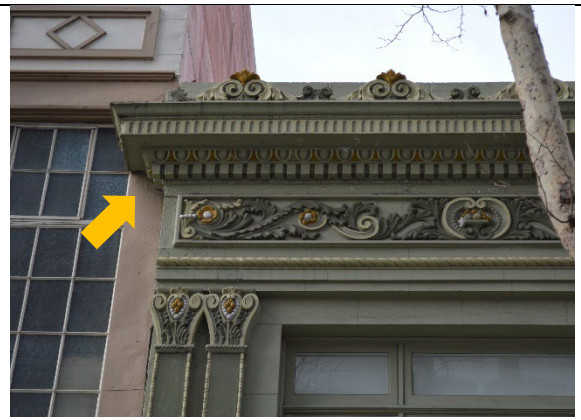


	**Photograph 22**: Like many of the damaged scroll-patterned cheneau ornamental units encountered, the concrete has deteriorated to the point of structural failure. If not corrected, this condition could present a serious hazard if any part of the damaged concrete feature were to become dislodged and fall to the sidewalk below. It is recommended that all ornamental units exhibiting this same degree of visual deterioration be immediately inspected by a structural engineer experienced with historic structures and the historic architect, so the level of risk as a hazard may be more fully evaluated. Only upon the completion of this examination can proper repair and reconstruction treatment protocols be determined.
	**Photograph 29:** Evident in this photograph of the upper cornice are signs of small cracks and efflorescence deposits in the stucco finish below, affecting the painted finish surface. Painted surfaces should be cleaned in the manner indicated by the project's historic architect and with methods outlined in the *N.P.S. Technical Preservation Services, Preservation Brief 10*, "*Exterior Paint Problems on Historic Woodwork*," as well as additional treatments outlined in *N.P.S. Technical Preservation Services, Preservation Brief 22*, "*Preservation and Repair of Historic Stucco*."

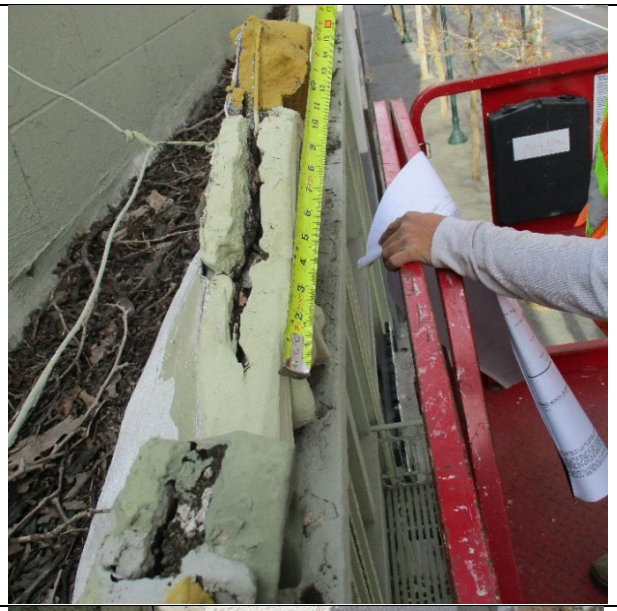
Photograph 64: In this photograph of the pilaster's missing corner barrel and bead molding, the steel reinforcement is clearly exposed. The existing surface condition should be inspected more thoroughly by the historic architect to determine the extent of the damage and to determine the method and treatment required to properly reconstruct this and other similar damaged molding profiles and wall surfaces.	
Photograph 23: The existing top parapet wall cap sheet of the roof below that had been extended over the top of the wall to protect the wall (similar to a coping flashing) has been allowed to deteriorate. As a consequence, rainwater has collected in the depression, as shown by the arrow, allowing moisture to migrate between the vertical concrete wall and the interior side of the stucco finish. Note as well the debris that has been allowed to collect in the drainage channel gutter below. The historic architect should inspect the extent of the damage and make recommendations as to the corrective repair work measures needed, including providing details for the installation of a new coping flashing for this area. In addition, all debris should be removed from the drainage channel gutter so that it, as well as the drains, can be inspected for damage and leaks. Upon the completion of this inspection, then the historic architect should make recommendations as to what corrective repairs are needed for this area. .	

Photograph 65: Picture taken of the damaged marble slab clad base beneath the stucco paired pilasters and the tenant storefront bulkhead. Building movement, expansion, cracking, and loss of strength, including through vandalism, has caused the material to detach from the vertical wall allowing water from the outside of the building to enter the building wall cavity. This area of damage should be reviewed by the historic architect to determine the extent of the damage in need of repair, and in order to determine and what corrective procedures and preservation treatments should be implemented to remedy this issue.	
Photograph 77: Picture taken again of the area of missing marble-clad base as viewed from the exterior arched entrance to the building. Evidence suggests that this area was probably repaired in the past; however, these measures were insufficient to properly hold the stone in place. This area, like similar areas found on the building's exterior, should be reviewed by the project's historic architect to determine if the damage is localized or has affected the stability of the adjacent wall cladding. This is necessary to identify what corrective procedures and preservation treatments should be implemented to remedy this issue.	

	**Photograph 82:** Picture taken of a heavily damaged wall area next to the tile clad bulkhead below the fixed display window. The edges of the remaining marble slabs are damaged and one side of this feature is missing completely. The historic architect should inspect the area to determine the extent of repair work required to return wall to its original historic appearance. The existing tiles on bulkhead wall surface should be examined to determine if full replacement is needed. The procedures used should follow those recommended by the Tiles and Architectural Ceramics Society (TACS) and using the very best tile conservation methods to prevent damage to tiles in these localized areas
	**Photograph 78:** Picture taken of damaged bulkhead wall area next to the tenant's entry door jamb. Due to the missing corner marble slab, the space between the wood framed lower bulkhead wall and the interior side of the wood jamb of the door has been fully exposed to the weather. The historic architect should further inspect this area to determine the extent of repair work needed to return the area to its original historic appearance. Depending on how long this condition has been left uncorrected, both the bulkhead wall framing and floor areas around the door threshold should also be inspected for their structural soundness.

Photograph 11: Picture taken of the left side cornice feature as viewed from the street. Notice that this feature extends over the property line and returns at the outside face of the neighboring building in this location. Its condition should be reviewed by a structural engineer experienced with historic structures and the historic architect to determine if the existing materials used to protect the void space are adequate, have allowed for movement between each building, and have not been compromised of damaged over the course of time. Only upon the completion of this examination can proper repair and reconstruction treatment protocols be determined	
Photograph 19: Picture taken of the existing condition at the property line of the pilaster plinth. As in the existing condition shown in Photograph 27 above, movement between each building over time has created a separation between the overlapping stucco of the newer building and the wall of the existing Realty Building. Without further examination of this area, it is unclear if there is adequate protection between these two wall surfaces to prevent outside moisture from entering the void between the common walls. Both a structural engineer experienced with historic structures and the historic architect should determine if correction repairs can be limited to using expandable and paintable caulking to seal the area, or if other repairs of a more extensive nature are required.	

	**Photograph 15:** Picture taken at the existing wall edge condition at the property line to the south. The neighboring building's wall construction is masonry brick, which has been clad with other materials (painted metal above the horizontal trim shown by the arrow and applied stucco below). Over the years the vertical space between the stucco of the neighboring building and the end edge of the stucco pilaster of the Realty Building have separated and the wall patch between these surfaces have become unprotected to the weather. Although this condition is on the neighboring building, this wall patch failure has affected the abutting edge between the two buildings. Both a structural engineer experienced with historic structures and the historic architect should evaluate this condition so that proper corrective repair recommendations can be shared between both building owners.
	**Photograph 22:** Picture taken of the damaged upper corner office window sash window. A small section of the upper rail has been removed, allowing the tendon joinery of the stile to be exposed to the weather. This uncorrected condition has led to rot and further damage to the window and perhaps the frame itself. The historic architect should examine this area to determine the extent of damage caused to the window and its frame so that proper corrective repair recommendations and preservation treatments can be made.

Photograph 25: Like many of the damaged scroll-patterned cheneau ornamental units encountered, the concrete has deteriorated to the point of structural failure. The urgency of this condition, if not corrected, could present a serious hazard if any part of the damaged concrete feature were to become dislodged and fall to the sidewalk below. It is recommended that all ornamental units exhibiting this same degree of visual deterioration be immediately inspected by both a structural engineer experienced with historic structures and the historic architect, so the level of risk may be more fully evaluated. Only upon the completion of this examination can proper repair, restoration and reconstruction treatment measure protocols be determined.	
Photograph 16: Picture here is shown the roof at wall condition at the existing parapet wall at property line with the adjacent building to the north. Note the large opening where the what appears to be a cementitious wall patch material has torn away from the stucco surface of the neighboring building, which in turn, has allowed the area between the two surfaces to be exposed to the weather. This condition should be inspected more thoroughly by both the structural engineer and the historic architect to determine the extent of the damage caused to the wall areas, and to determine what manner of repair treatments are necessary to remedy this problem.	



Photograph 4: Picture taken of the building's arched main entrance with the decorative ironwork upper balcony. It is recommended that a complete cleaning of the building's exterior to remove excess dirt and grime be undertaken so that all areas of the building may be examined more thoroughly at the beginning of the repair and restoration process. Cleaning techniques and methods should be the gentlest means possible for removing dirt from a building surface, including by using a low-pressure water wash and scrubbing areas of more persistent grime with a natural bristle brush. Follow recommend procedures outlined in *Preservation Brief 6, "Dangers of Abrasive Cleaning of Historic Buildings,"* published by the U.S. Department of the Interior, National Park Service, Preservation Assistance Division.

Special attention should be focused on all of the building's-stained grade wood entrance doors, hardware, and frames because they receive the most daily use and abuse. The historic architect, along with the structural engineer, should prepare recommendations related to the owner's intentions to change each of the existing four tenant entrances, as these are currently not accessible from the street by the handicap. It is recommended that the internal floor level near and around the entrances be modified so that each entrance, at its threshold, has a slope of no greater than 2% above the public sidewalk. The design developed for this floor-level height change must not significantly alter the current historic storefront features as viewed from the street. Because of the existing physical constraints of each entryway and door swing, door opening should be accomplished by an accessible, wall-mounted, remote-battery-powered push pad switch with a powered door closer.

	**Photograph 22:** Picture taken of one of the four tenant's step-up entrances that prevent the access to the space from the public sidewalk by a person with disabilities. As mentioned in the text above, it is recommended that the historic architect and the structural engineer prepare recommendations for possible design solutions to change each of the existing four tenant entrances so that they meet the minimum accessibility requirements.
	**Photograph 23:** Picture taken of the adjacent tenant's existing entry door for the tenant space 25. Similar to the rest of the other three tenant spaces the space from the public sidewalk cannot be accessed by a person with disabilities. It is recommended that the historic architect along with the structural engineer prepare recommendations for the owner's considerations as possible design solutions to change each of the existing entrance so that they meet the minimum handicap accessibility requirements with the minimum alteration to the surrounding historic storefront of the building.

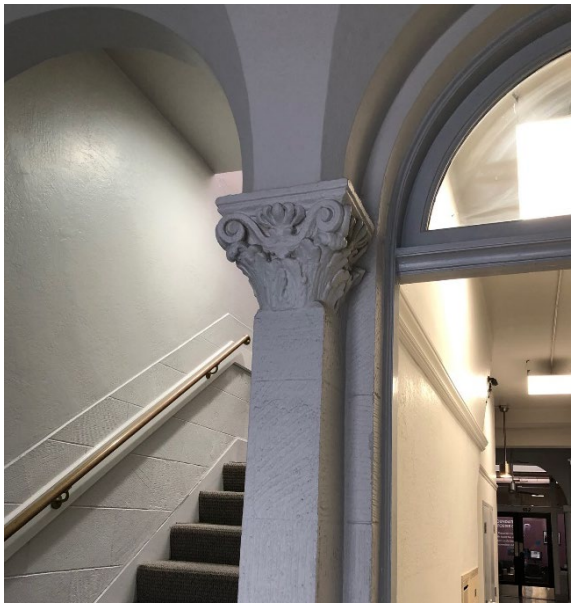
Photograph 135: Pictured in this photograph is the groin vaulted plaster ceiling in the interior entrance vestibule. Most of the damage to this ceiling appears to be mostly cosmetic and should be limited in scope.

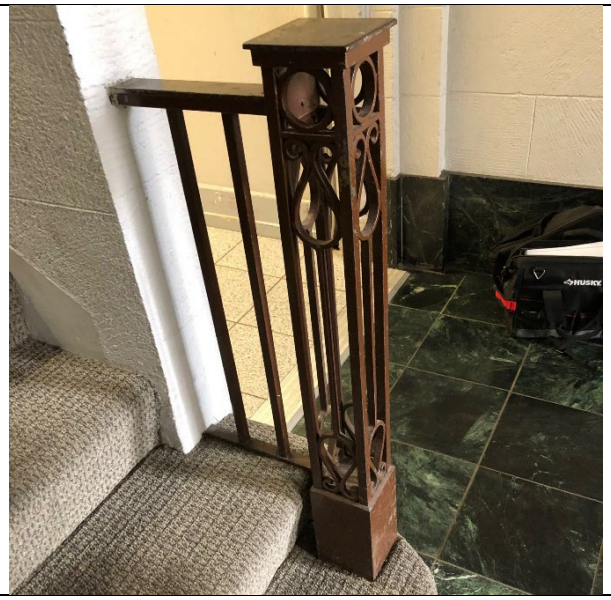
It is recommended to follow procedures found in *Preservation Briefs 23, "Preserving Historic Ornamental Plaster",* published by the U.S. Department of the Interior, National Park Service, Preservation Assistance Division.





Photograph 4: Pictured in this photograph is the prismatic glass tile upper transom tenant window from inside the tenant's space. It is recommended that all glass tile windows and came be thoroughly cleaned so they may be inspected for signs of deterioration or other damage. Follow preservation practices and procedures found in *Preservation Briefs 33, "Preservation and Repair of Historic Stained Glass and Leaded Glass",* published by the U.S. Department of the Interior, National Park Service, Preservation Assistance Division.

Photograph 137: Pictured in this photograph is the groin vaulted plaster ceiling in the interior entrance vestibule at the first-floor arcade entrance next to the scored plaster wall. Most of the damage ceiling appears to be mostly cosmetic and should be limited in scope. It is recommended that the historic architect examine all wall areas to determine if other repair measures may be needed. Procedures should follow recommendations found in *Preservation Briefs 23, "Preserving Historic Ornamental Plaster",* published by the U.S. Department of the Interior, National Park Service, Preservation Assistance Division.	
	**Photograph 135:** Pictured in this photograph is the groin vaulted plaster ceiling in the interior entrance vestibule at the first-floor arcade entrance next to the stairs that access to the second-floor offices. Most of the damage to the walls and ceiling appear to be mostly cosmetic. It is recommended that the historic architect examine all wall areas to determine if other repair measures may be needed. Procedures should follow recommendations found in *Preservation Briefs 23, "Preserving Historic Ornamental Plaster",* published by the U.S. Department of the Interior, National Park Service, Preservation Assistance Division.

	**Photograph 136:** Pictured in this photograph is the bronze end stair newel post in addition to the original lobby marble tile floor. It is recommended that the historic architect examine both features and make recommendations as to their methods of repair. All surfaces should be cleaned so that a full examination both features may be performed by the historic architect. Follow applicable procedures outlined in *Preservation Briefs 40, "Preserving Historic Ceramic Tile Floors",* published by the U.S. Department of the Interior, National Park Service, Preservation Assistance Division.

CONCLUSION

The purpose of a preservation plan developed for any historic property is to serve as an important planning and management tool that assembles information about the historic resource in order to responsibly deal with existing issues and concerns, which may adversely impact that resource. The plan also serves as a proactive guide in the implementation of corrective measures designed to further protect a historic resource, from further deterioration, which, if left unchecked, would ultimately impair a building's usability and overall function.

It is therefore incumbent on the decision makers trusted with the care and the maintenance of a historically important building, such as this one, to fully understand that the success of any building preservation effort depends largely on focusing on the issues in need of immediate attention as outlined above along with developing a plan for regular scheduled maintenance for the building. Without exception, developing strategies in which corrective repairs are to be done must always be prioritized, starting with building features which, because of the level of severity, could lead to structural failure and eventual risk to both the building's occupants and the public. Once these priority items have been addressed, the next tier of corrective repair work should be done, again according to the degree of urgency. These corrective repair work and intervention

measures must always be reviewed and approved by a structural engineer experienced with historic structures, a historic architect, and the city before the work commences. Methods, preservation treatments, and protocols should always be executed in a manner consistent with the recommendations outlined in the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and with the *Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings.*

It is important to note that the development of this preservation plan selectively focused only on the front existing portions of the building and its street façade that had been designated to remain as part of the proposed 22-story affordable senior housing project currently proposed—not the other parts of the structure which were to be removed. It is therefore recommended, because all three of the proposed options for this project not fully compliant with Standards 1, 2, 5, 6, 9, and 10 and have only addressed Standard 3 of the *Secretary of the Interior's Standards for Rehabilitation* (the Standards) and therefore CEQA as discussed earlier in this report, that if any significant change were to be made to the project's design that would lessen the amount of demolition work and the removal of the structure, it would be prudent to prepare an additional examination of those areas of the building not specifically included in this report. In doing so, any new recommendations resulting from these observations could easily dovetail into the rest of the above corrective repair work that may be undertaken on this building.

QUALIFICATIONS

MARK SANDOVAL, AIA, meets the professional qualification requirement for both Architect and Historic Architect used by the National Park Service and published in the Code of Federal Regulations, 36 CFR Part 61. He has been licensed to practice in the State of California since 1993, and is registered as a public works contractor with State of California Department of Public Relations. He is a Professional Member of the American Institute of Architects, and has served as a past member of the Board of Directors for the Santa Clara Chapter of the American Institute of Architects. Mark has served on the Planning Commission for the City of Larkspur, the Historic Preservation Board for the City of Campbell, and the Historical Commission for the City of Los Altos. He has also had the privilege to lecture in a number of undergraduate classes offered by the Urban Studies Program Department at Stanford University as a guest speaker.

Mr. Sandoval also has extensive experience in repurposing historical buildings, and utilizes the Secretary of the Interior's Standards for the Treatment of Historic Properties, the State of California's Historic Building Code, and the California Environmental Quality Act (CEQA) in the performance of all his historic preservation-related projects. His clients include the City of Los Altos, the City of Belvedere, the City of Capitola, the City of Campbell, the City of Mountain View, and the Redevelopment Agency of the City of San José, in addition to private groups and organizations such as the Los Altos Community Foundation, the Los Altos History Museum, the Farrington Foundation, and the Community of Rossmoor at Walnut Creek.

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Bonnie has extensive experience in researching and writing historical context statements and property histories. She has prepared DPR523 forms and assisted in preparing HABS documentation and National Register applications. She has also been responsible for preparing city historical landmark nominations and Mills Act applications.

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