TREANORHL

439 S. 4TH STREET, SAN JOSE, CALIFORNIA

DOWNTOWN DESIGN GUIDELINES & STANDARDS COMPLIANCE REVIEW AND IMPACTS ANALYSIS

DRAFT

MAY 13, 2022



Google Maps Street View, November 2021

Table of Contents

1. INTRODUCTION 3
2. SUMMARY OF FINDINGS 3
3. METHODOLOGY 3
4. PROPOSED PROJECT 4
5. PROPERTY DESCRIPTION & SIGNIFICANCE SUMMARY 4
6. RECONNAISSANCE SURVEY OF SURROUNDING PROPERTIES 6
7. REGULATORY FRAMEWORK 9
   - California Environmental Quality Act 9
   - Local Planning Regulations 10
8. PROJECT ASSESSMENT 10
   - CEQA 10
   - Local Planning Regulations 11
9. IMPACTS ANALYSIS AND PROPOSED MITIGATION MEASURES 15
10. CONCLUSION 19

BIBLIOGRAPHY 21

APPENDIX 22

1. INTRODUCTION

David J. Powers & Associates, Inc. has requested TreanorHL's assistance in assessing the proposed project at 439-451 S. 4th Street in San Jose (APNs 467-47-058 and -096). The project proposes to demolish the existing buildings at the site and construct a new 25-story multifamily building. The project site is within the General Plan Downtown Growth Area and the Downtown Core and is nearby several historic resources as considered to the Historic Adjacency as defined by the San Jose Downtown Design Guidelines and Standards adopted in 2019, updated in 2020 (DDGS). The application for the proposed project was submitted to the City of San Jose in 2017; therefore, DDGS do not apply to this project. However, they were used as a guide to analyze any potential impacts to the adjacent historic resources.

This report includes an evaluation of the proposed design for compliance to the San Jose DDGS. 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 subject parcels do not include any previously designated historic resources. The 451 S. 4th Street property is listed as a Structure of Merit on the San Jose Historic Resources Inventory. While the City of San Jose deems Structures of Merit as important local resources, they are not considered significant historic resources under CEQA. As such the proposed project would not cause direct impacts to any historical resources as defined by CEQA and will not have an effect on the project site. The City's General Plan includes land use policies that address structures of lesser historic significance. Since the proposed development includes demolition of a Structure of Merit listed on the City's HRI, it is required to follow Standard Permit Conditions.

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 2019 DDGS provides a framework for addressing new construction adjacent to eligible historic resources. Since the proposed project application dates back to 2017, before the DDGS was adopted by the City of San Jose, the guidelines and standards were only used as a guide to analyze any potential impacts to the adjacent historic resources. In summary, the proposed project design is not fully compatible with the *San Jose Downtown Design Guidelines and Standards;* however, the proposed project would not substantially impair the significance and integrity of the previously identified historic resources; they would continue to convey their significance and to be listed in the San Jose HRI. No impacts have been identified or recommendations made per local standards and guidelines.

3. METHODOLOGY

A historic resource evaluation for the subject parcels, including a survey of the properties within 200 feet, was completed by Archives & Architecture in June 2017 (revised in February 2019, see Appendix). Archives & Architecture also prepared a project assessment in February 2019 (revised in January 2020) for a 19-story mixed

use building proposed on site. Since then, SCDC Architecture Interior Design proposed a new 25-story multifamily residential project on the same site.

TreanorHL conducted a site visit on January 27, 2022 to verify the existing documentation and condition of the subject properties and their surroundings. Staff also reviewed the Archives & Architecture reports, proposed project drawings dated October 8, 2021 (SCDC Architecture Interior Design, *4th Street, Site Development Permit for 439 & 451 South 4th Street, San Jose, CA 95112, File No. H17-004),* and relevant documents provided by David J. Powers & Associates.

4. PROPOSED PROJECT

The proposed tower will be located on S. 4th Street between E. San Salvador and E. William streets in downtown San Jose, half a block from the San Jose State University campus. The project proposes to demolish an existing three-story apartment complex, and a one-story single-family house on the site to construct a 25-story high rise (274 feet) multifamily building with 210 units, amenities, 168 vehicle parking spaces, and 70 bike parking spaces. The second, third, and fourth floors are parking levels while the upper floors are residential. The proposed building will also provide amenities including study rooms, community rooms, a gym, pool, a dog park, and a roof deck.[1]

The front façade, facing S. 4th Street, is clad in multiple materials including painted stucco, perforated metal, granite, and opaque and transparent glass. The horizontally emphasized ground floor consists of two garage entrances at north and south end, a residential lobby entrance roughly at the center, and multiple entrances to the service spaces. Above the second floor to the roof, the materials on the exterior emphasize verticality. Two painted stucco panels wrap around the front façade to the north and south. The north panel extends 13 feet beyond the roof lined on the east (front) and north façades. The side and rear facades are simpler—mostly clad in painted stucco and perforated metal with punched rectangular openings.

5. PROPERTY DESCRIPTION & SIGNIFICANCE SUMMARY

The project site is located on the west side of S. 4th Street between E. San Salvador Street to the north and E. William Street to the south. Encompassing two parcels, the site features two buildings: a three-story apartment building, known as Metro Station, at 439 S. 4th Street to the north and a one-story National style single-family house at 451 S. 4th Street to the south. The surrounding area consists of a mix of residential and commercial buildings. The San Jose State University (SJSU) campus is to the north of the project site.

Constructed in 1965, the three-story, 30-unit Metro Station Apartments at 439 S. 4th Street is a vernacular modern multi-family residential complex. It constitutes two buildings connected with elevated walkways at the front. Capped with flat roofs, the wood-frame buildings are stucco clad with plywood feature panels inserted vertically at the windows. Two-part windows have been retrofit with vinyl inserts. The central entry is flanked by two stair towers rising above the roofline. Enclosed garages on the south wing are accessed directly from the street with additional parking at the back alleyway.[2]

[1] SCDC Architecture Interior Design, *4th Street, Site Development Permit for 439 & 451 South 4th Street, San Jose, CA 95112, File No. H17-004,* October 8, 2021.
[2] Largely summarized from Archives & Architecture LLC, *Metro Station Apartments DPR Form* (June 1, 2017).

The one-and-one-half story vernacular National Style single-family house at 451 S. 4th Street was constructed ca. 1870. The wood frame building has board and batten siding on the side walls and horizontal channel rustic drop siding on the front façade. The moderately pitched gable roof has composition shingles, boxed eaves, and notched bargeboards at the front. A full-width one-story front porch with a hip roof is supported by three simple wood posts. Sheltered under the porch, the front entry consists of a multi-lite paneled wood single door. A pair of smaller windows are to the south of the door and a double-hung wood window is centered in the upper level. Originally located closer to the front property line, the house has been relocated back on the site.[3]



Figure 1. The proposed project site at 439-451 S. 4th Street, outlined in dashed red with addresses noted in black (Google Earth, imagery date September 2021).





Figures 2 and 3. Metro Station Apartments at 439 S. 4th Street (left) and the National style single-family house at 451 S. 4th Street (right).

[3] Largely summarized from Archives & Architecture LLC, *Doerr Rental DPR Form* (June 1, 2017).

Archives & Architecture evaluated the significance of both properties in 2017 (revised in 2019) and found neither eligible individually as City Landmarks nor for listing on the California Register. The following paragraphs are excerpted from their report:

> Although greater than 50 years in age, the Metro Station apartment building at [439 S. 4th Street] was not found eligible for the San José Historic Resources Inventory, based on the City of San José criteria for historical significance, and therefore is not eligible as a City Landmark or for listing on the California Register of Historical Resources.
>
> The circa-1870 house at [451 S. 4th Street] is presently listed on the San José Historic Resources Inventory as a Structure of Merit. Although having value as a historic property from early San José, the building has been relocated on-site and has a reduced level of historic integrity. The property was found to continue to meet the eligibility requirements for listing on the Inventory, but it is [not] eligible as a City Landmark or for listing on the California Register of Historical Resources.[4]

6. RECONNAISSANCE SURVEY OF SURROUNDING PROPERTIES

A reconnaissance survey of 21 properties within 150 to 200 feet of the proposed project site was carried out by Archives & Architecture in 2019 and verified by TreanorHL in January 2022.

> Of the 21 properties investigated, two are currently City Landmarks [418 S. 3rd Street, #17; 470 S. 3rd Street, #14], three additional properties are listed on the Inventory as Structures of Merit [408 S. 3rd Street, #18; 459 S. 4th Street, #2; 469 S. 4th Street, #3], two properties were found to be potentially eligible for listing on the California Register of Historical Resources [405 S. 4th Street, #1; 141 E. William Street, #11], one property was found potentially eligible for the Inventory as a Structure of Merit [430 S. 4th Street, #6], and one property, previously found eligible for the California Register has been incorporated into a larger building complex [490 S. 3rd Street, #13]. The remaining 12 properties were considered for listing on the Inventory but not found to meet the minimum eligibility requirements.[5]

TreanorHL included two more properties to the survey area, both of which are within 200 feet of the project site, for purposes of San Jose Downtown Design Guidelines and Standards review. See below for the brief property descriptions and photographs. Overall, according to the reconnaissance survey of 23 properties within 200 feet of the proposed project site, 11 properties are identified on the San Jose HRI or found potentially eligible for listing. One property, 167 E. William Street (#23), is a contributor to the locally designated Reed City Landmark District.

[4] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project)4th Street Metro Station), 439 and 451 South Fourth St., San Jose, Santa Clara County, California* (06.07.2017, revised 06.12.2017 and 02.15.2019), 8.
[5] Archives & Architecture, *Historic Resource Evaluation,* 8.

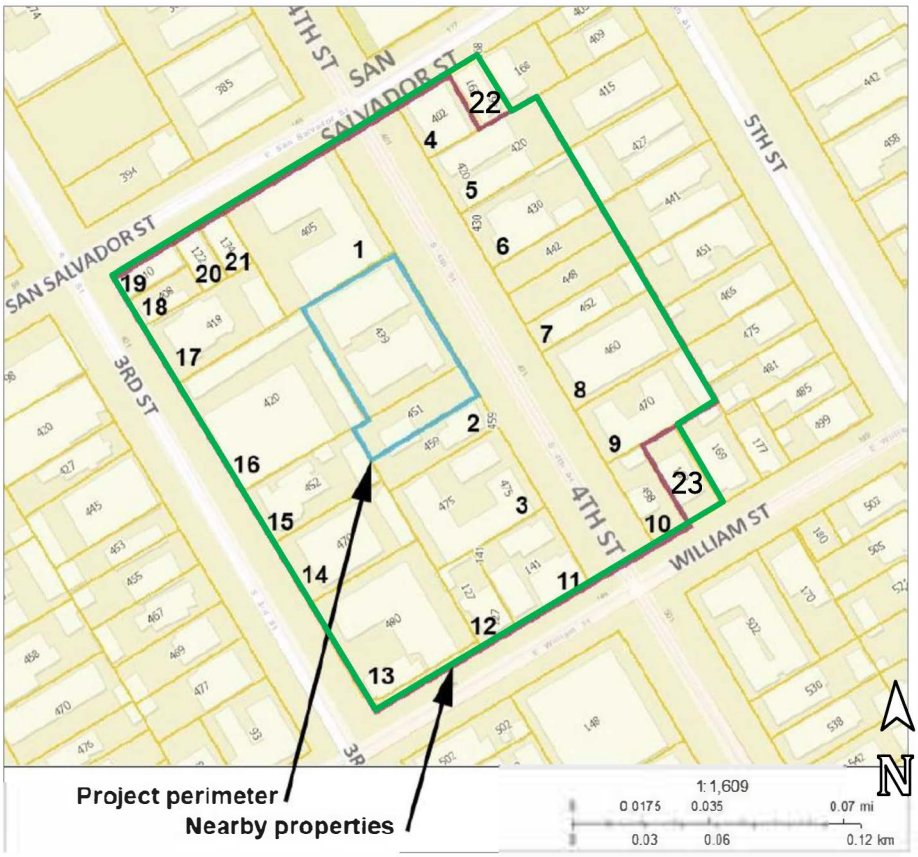


Figure 4. Surveyed properties situated within 200 feet of the project site boundaries. The project site is outlined in blue, the revised survey area outlined in green, and the survey numbers noted in black (edited from Archives & Architecture, *Historic Resource Evaluation,* 18).

Table 1. Properties within the survey area (Archives & Architecture, *Historic Resource Evaluation,* 17; San Jose HRI).

SURVEY #	ADDRESS	NAME	YEAR BUILT	SIGNIFICANCE
#1	405 S. 4th Street	Griffiths Apartments	1950	Potentially eligible for the California Register
#2	459 S. 4th Street	Doerr Rental	ca. 1880	Listed on San Jose HRI as a Structure of Merit
#3	465-475 S. 4th Street	Lewis Davis House & Davis	1920 / ca. 1957	Listed on San Jose HRI as a Structure of Merit
#4	402 S. 4th Street	Guerra Apartment building	1960	
#5	420 S. 4th Street	Ancara & Guerra Apartment	1957	
#6	430 S. 4th Street	Veterans of Foreign Wars Hall	1950	Potentially eligible for San Jose HRI as a Structure of Merit
#7	452 S. 4th Street	DiManto Apartment	1957	
#8	460 S. 4th Street	Troy Apartment building	1963-1964	
#9	470 S. 4th Street	Alkadee Apartments	ca. 1954	
#10	498 S. 4th Street	Spartan Station	1978	

SURVEY #	ADDRESS	NAME	YEAR BUILT	SIGNIFICANCE
#11	131-135 E. William St 137-141 E. William St 487 S. 4th Street	-- McCormick Triplex Spartan	ca. 1956 1927 ca. 1956	Potentially eligible for the California Register (141 E. William)
#12	127 E. William Street	Dr. Shottenhamer House	1923	
#13	490 S. 3rd Street	Greeninger House	ca. 1903 / 2005	Eligible for the California Register
#14	470 S. 3rd Street	Mojmir Apartments	1922	Listed on San Jose HRI as a City Landmark
#15	452 S. 3rd Street	Casa Joya Apartments	ca. 1948	
#16	420 S. 3rd Street	Garden Patio Apartments	1956-1957	
#17	418 S. 3rd Street	Rucker Mansion	1891	Listed on San Jose HRI as a City Landmark
#18	408 S. 3rd Street	Hanson House	1888	Listed on San Jose HRI as a Structure of Merit
#19	110 E. San Salvador Street	Campus Building	1955	
#20	122 E. San Salvador Street	Eugene Prindiville House	ca. 1905	
#21	134 E. San Salvador Street	Campus Market	1964	
#22	162 E. San Salvador Street		1935	Listed on San Jose HRI as a Structure of Merit
#23	167 E. William Street	Wright Residence	1924	Within the boundaries of the Reed City Landmark District

22. 162 E. San Salvador Street, APN 467-47-064

Constructed in 1935, this Spanish Revival building is listed on the San Jose HRI as a Structure of Merit. The two-story building is rectangular in plan and features a flat roof with a slightly sloped parapet. The building is clad in smooth white stucco and is punctuated in the front (north) façade by two doors under a gable overhang with red barrel tiles and wood brackets. A short side stairway with a low stucco wall leads to the elevated entries on the front façade. Six windows, a mix of single-hung, sliding, and one picture window with mirrored glass, punctuate the front façade. The primary window type on the side elevations is single-hung and one-over-one, some with awnings.

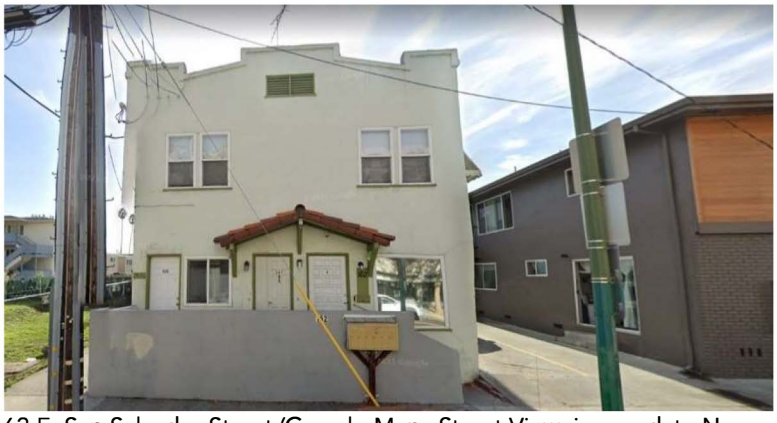


Figure 5. 162 E. San Salvador Street (Google Maps Street View, image date November 2021).

- Relocation or Salvage. Prior to demolition, the City will offer the subject building for relocation. The City's "offer for relocation" will be placed in a newspaper of general circulation, posted on a website, and posted on the sites for a period of no less than 30 days. In the event that relocation is not possible, prior to demolition the structure and site shall be retained a reasonable period of time as determined by the Director of Planning and made available for salvage to the general public and companies facilitating the reuse of historic building materials.

With implementation of the identified Standard Permit Conditions, redevelopment of the proposed project would have a less than significant impact on the on-site historic resource.

Impacts to Properties Adjacent to the Project Site

The project site is immediately adjacent to and share property boundaries with two historic properties at 405 and 459 S. 4th Street. Buildings within 200 feet of the project site have also been found to qualify as historic resources under CEQA (see Table 1 in the Reconnaissance Survey section above). The project is not an addition to or alteration of an existing historic resource; therefore, the Secretary of the Interior's Standards for Rehabilitation were not used to evaluate the project's impacts to adjacent historic resources.

The activities related to the physical undertaking of the project would have the potential to physically damage the adjacent historic resources sharing property boundaries (405 and 459 S. 4th Street), which could cause a substantial adverse change in the significance of historic resources and therefore require mitigation measures. The proposed project includes construction of a new development 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 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 1a through 1d described below, the potential for project construction-related impacts to the identified historic resources would be reduced to less-than-significant.

Mitigation Measure 1a. If pile-driving is to be included as part of the construction, then the adjacent historic resources should first be surveyed to determine the existing condition. The survey shall be conducted by a historical architect meeting the Secretary of the Interior's Professional Qualifications Standards for Historic Architecture and a structural engineer with a minimum of five years of demonstrated experience with historic buildings. The purpose of the study would be to establish the baseline condition of the buildings prior to construction, including the location and extent of any visible cracks or spalls. The documentation shall take the form of written descriptions and 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), or equivalent.

Mitigation Measure 1b. 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, specifications regarding the restriction and monitoring of pile-driving shall be incorporated into the contract. Initial pile-driving shall be monitored and if vibrations are above threshold levels, modifications shall be made to reduce vibrations to below established levels. A copy of the study, contract specifications, and monitoring reports shall be provided to the City of San Jose's HPO, or equivalent.

-
-
-
-

-
-
-
-
-
-

-

APPENDIX

ARCHIVES & ARCHITECTURE HISTORIC RESOURCE EVALUATION

PROJECT DRAWINGS

ARCHIVES & ARCHITECTURE HISTORIC RESOURCE EVALUATION

HISTORIC RESOURCE EVALUATION

South Fourth Street Mixed Use Project (4th Street Metro Station)

439 and 451 South Fourth St., San José, Santa Clara County, California

(APN #467-47-058, -096)

Prepared for:

David J. Powers & Associates, Inc.
Attn: Caroline Weston
1821 The Alameda, Suite 200
San José, CA 95126

06.07.2017 (revised 06.12.2017 and 02.15.2019)

ARCHIVES & ARCHITECTURE, LLC

PO Box 1332
San José, CA 95109-1332
http://www.archivesandarchitecture.com

Table of Contents

Table of Contents 2
Introduction 3
- Proposed Project 3
- Site and Location 4
- Qualifications 5
- Methodology of this Study 6
- Previous Surveys and Historical Status 7
- Summary of Findings 8

Regulatory Context 8
- City of San José Policies and Historic Preservation Ordinance 9

Historical Context 10
- Early Development of the Project Site 14
- Development of Nearby Properties 16
- Nearby Property Summary Narratives 18

Bibliography 23
Attachments 24

Cover image excerpt: Bing (Microsoft Corp.), retrieved 2017

Introduction

A two-parcel property at 439 and 451 South Fourth St. in downtown San José is being proposed for a development currently called the South 4th Street project.

The site contains a mid-twentieth-century three-story apartment building, known currently as Metro Station, addressed as 439 South Fourth St., and a small nineteenth-century residential building to its south currently addressed as 451 South Fourth St. Both buildings are proposed for demolition as a part of the project.

David J. Powers & Associates, Inc. contracted with Archives & Architecture, LLC to prepare this report that will be incorporated into the development review process of the City of San José, including review under the California Environmental Quality Act (CEQA). The Planning Division within the City of San José Department of Planning, Building and Code Enforcement has requested that a report such as this be prepared as a part of their review of the project. The practice of the Planning Division is to require that a historic property survey and evaluation such as this be conducted by a qualified architectural historian when a project involves an existing identified historic resource or property with (an) extant building(s) and/or structure(s) over 50 years in age that might be considered historically significant after a thorough investigation. Since the proposed project is located within an area that has a number of historic buildings within the immediate vicinity including City Landmark structures, these properties are also identified and described within this report in order to inform the development review process.

This report is being prepared under direction of the Planning Division and is intended for the City's use and also for inclusion as a part of an Initial Study or other environmental document to be used in making an environmental determination on the project under CEQA.

Proposed Project

The project proponent is proposing to demolish the existing buildings on the project site and replace them with a new development. The extant buildings include a three-story apartment building and a one-story converted residential structure.

> *The project design includes an 18-story (including occupied rooftop) 302,943 SF fully sprinklered mixed use building with 218 residential units, 110 parking spaces (on the basement and ground levels), approximately 1,345 SF of leased commercial retail use on the ground level, and approximately 12,381 SF public eating establishment use tenant space with operating hours concluding before 11:59 pm on the rooftop, on a 0.52 gross acre site zoned "Downtown Core" (DC). The project includes the demolition of a single-family residential building and a mid-rise multifamily building with 30 rent-controlled apartment units.*

Site and Location

The project site is located on the west side of South Fourth Street in Downtown San José between East San Salvador Street on the north and East William Street on the south. The properties are currently addressed as 439 and 451 South Fourth St.

This site was first platted within San Jose's Original City as established in 1851 based on earlier surveys of the prior pueblo. The current site is a portion of Lots 4 and 5 of Block 4, Range 4 South. Since the mid-nineteenth century, the block has contained a variety of buildings and uses beginning with and prior to the building of the two buildings on the site today.

Area map with region insert, by USGS via National Geographic

Block map, from Santa Clara County Assessor showing project site within shaded area

Qualifications

Archives & Architecture, LLC is a partnership of Leslie A.G. Dill, Historic Architect, Franklin Maggi, Architectural Historian, and Charlene Duval, Public Historian. The partners of the firm are qualified historical consultants. The firm was founded in 1989 by the late Glory Anne Laffey, Historian, and has been constituted in its current form since 2003.

The principal author of this report was Franklin Maggi, Architectural Historian, who consults in the field of historic architecture and urban development. Franklin Maggi has

a professional degree in architecture with an area of concentration in architectural history from the University of California, Berkeley.

Franklin Maggi is listed as qualified to do this work within the California Historical Resources Information System (CHRIS), which is operated under authority of the California State Office of Historic Preservation, and he meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History in compliance with state and federal environmental laws. CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

Methodology of this Study

This document is presented in a report format and investigates the extant buildings on the project site as well as nearby structures within approximately 150 to 200 feet of the project perimeter. It has generally been prepared according to the City of San José *Revised Guidelines for Historic Reports*, as issued by Planning Division on February 26, 2010.

The project site was examined in May 2017 by Franklin Maggi. Digital photographs of the exterior of the structures and views of the adjacent setting and nearby buildings were taken at that time. Photographic documentation is included within the attached DPR523 recording forms and within this report.

Historical research was conducted by the staff of Archives & Architecture. It consisted of review of primary and secondary sources of historical information. The research and historical investigation was prepared utilizing the methodology recommended by the National Park Service, as outlined in Preservation Briefs #17 -*Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character* (1988), and #35 -*Understanding Old Buildings: The Process of Architectural Investigation* (1994).

Attached to this report are evaluations for historical significance of the two extant buildings on the project site. The evaluations have been conducted using the criteria of the California Register of Historical Resources and City of San José policies and regulations related to historic resources. The evaluations are in the format of DPR523 series recording forms, which present property data, a detailed description of physical characteristics, historical and architectural context, integrity, and significance, as well as a bibliography that contains sources of information.

The report summarizes the findings within the DPR523 forms and includes a section on regulatory context applicable to this project.

As a part of this investigation, properties with buildings within approximately 150 to 200 feet of the project site underwent a reconnaissance survey and were photographed

from the street. Preliminary research was then undertaken for those properties to determine their historical status, if any, construction date, building type and style, and any readily known historic personages that might be associated with individual properties that could cause those properties to be considered historically significant. The information gathered is summarized in a table and brief listing, and for properties (over 50 years in age) that have not been formally evaluated, a preliminary evaluation for historical significance was conducted within the format of Primary Records (DPR523a). Documentation for properties that have been previously surveyed and recorded are included in the appendix along with the Primary Records for the remaining properties. The summary listing within this report indicates whether the earlier recording and historical status remains applicable.

The report does not include an analysis of project impacts analysis on historical resources as required in the historic report guidelines, as that work will be presented separately, along with recommendations for how to reduce or mitigate any potential impacts of the project on historic resources to a less than significant level if feasible.

Previous Surveys and Historical Status

The first comprehensive property-by-property historic resources survey that included the subject area was conducted by Dill Design Group in 1999-2000. This survey of Downtown San José followed a number of prior reconnaissance surveys beginning as early as 1964, including City of San José initiated surveys in 1973, 1977, 1989, and 1991.

Prior to the 1999-2000 survey, five properties on the block were listed on the San José Historic Resources Inventory; 408 and 418 South Third St., and 451, 459, and 467-469 South Fourth St. The 1999-2000 survey identified two additional properties eligible for the Inventory (470 South Third St., and what is now 490 South Third St. that had been located at 494 South Almaden Ave. at that time), and the survey provided some basic recording information for the prior listings. The Rucker Mansion at 418 South Third St., was subsequently designated San José Historic Landmark (HL01-133) in 2001 as a follow-up to that survey.

Later that decade, the Mojmir Apartments at 470 South was designated a San José Historic Landmark (HL07-166), and the Greeninger Residence, a candidate City Landmark was moved onto the block to 490 South Third St. and rehabilitated in 2005-2006.

Additional neighborhood survey work for the City of San José was undertaken in 2002 for the area east of South Fourth Street known as the East Downtown Frame. The survey was conducted by Architectural Resources Group and included significance evaluations and recordings for those properties across South Fourth Street from the project site. One additional property, 430 South Fourth St., was later evaluated and recorded by Archives & Architecture, LLC for a potential project on that site in 2014.

Summary of Findings

The survey and investigation within this report evaluates the potential historic significance of the two existing buildings on the subject site to determine if the properties are significant for personages, historical events or patterns, for architectural design quality, or for the potential to provide historical information in the future.

Although greater than 50 years in age, the Metro Station apartment building at 439 South Fourth St. was not found eligible for the San José Historic Resources Inventory, based on the City of San José criteria for historical significance, and therefore is not eligible as a City Landmark or for listing on the California Register of Historical Resources.

The circa-1870 house at 451 South Fourth St. is presently listed on the San José Historic Resources Inventory as a Structure of Merit. Although having value as a historic property from early San José, the building has been relocated on-site and has a reduced level of historic integrity. The property was found to continue to meet the eligibility requirements for listing on the Inventory, but it is bit eligible as a City Landmark or for listing on the California Register of Historical Resources.

Properties within approximately 150 to 200 feet of the project were also surveyed and investigated to determine if any had previously been identified as or could be determined to meet the criteria as a significant property under local or state criteria. Of the 21 properties investigated, two are currently City Landmarks (418 and 470 South Third St.), three additional properties are listed on the Inventory as Structures of Merit (408 South Third St. and 459 and 469 South Fourth St.), two properties were found to be potentially eligible for listing on the California Register of Historical Resources (405 South Fourth St. and 141 East William St.), one property was found potentially eligible for the Inventory as a Structure of Merit (430 South Fourth St.), and one property, previously found eligible for the California Register has been incorporated into a larger building complex (490 South Third St.). The remaining 12 properties were considered for listing on the Inventory but not found to meet the minimum eligibility requirements.

Regulatory Context

California Register of Historical Resources

The California Register of Historical Resources was created to identify resources deemed worthy of preservation and was modeled closely after the National Register of Historic Places. The criteria are nearly identical to those of the National Register, which includes resources of local, state, and regional and/or national levels of significance.

Under California Code of Regulation Section 4852(b) and Public Resources Code Section 5024.1, an historical resource generally must be greater than 50 years old and must be

significant at the local, state, or national level under one or more of the following four criteria:

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.
2. It is associated with the lives of persons important to local, California, or national history.
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or important creative individual, or possesses high artistic values.
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

Properties of local significance that have been designated under a local preservation ordinance (e.g., local landmarks register or landmark districts) or that have been identified in a local historical resources inventory may be eligible for listing in the California Register and are presumed to be historical resources for the purposes of CEQA unless a preponderance of evidence indicates otherwise (Public Resources Code, Section 5024.1g; California Code of Regulations, Title 14, Section 4850).

City of San José Policies and Historic Preservation Ordinance

Policies and regulations in the City's General Plan and the Historic Preservation Ordinance have been adopted for the purpose of avoiding or mitigating cultural resource impacts resulting from planned development. The project may be subject to the following cultural resources policies and regulations:

Envision 2040 Policies

Historic sites and structures provide an educational link to San José's past and foster a sense of place and community identity for San José. The preservation of appropriate remnants provides multiple benefits important to the health and progress of the city.

The proposed project would be subject to the following General Plan Policies:

LU-13.8 Require that new development, alterations, and rehabilitation/remodels adjacent to a designated or candidate landmark or Historic District be designed to be sensitive to its character

Historic Preservation Ordinance

Under the City of San José Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), preservation of old historic or architecturally worthy structures and

neighborhoods which impart a distinct aspect to the City of San José and which serve as visible reminders of the historical and cultural heritage of the City of San José, the state, and the nation is promoted in order to stabilize neighborhoods and areas of the city; to enhance, preserve and increase property values; carry out the goals and policies of the city's general plan; increase cultural, economic and aesthetic benefits to the city and its residents; preserve, continue and encourage the development of the city to reflect its historical, architectural, cultural, and aesthetic value or traditions; protect and enhance the city's cultural and aesthetic heritage; and to promote and encourage continued private ownership and utilization of such structures.

The landmark designation process itself requires that findings be made that proposed landmarks have special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that designation as a landmark conforms to the goals and polices of the General Plan. The following factors can be considered to make those findings among other relevant factors:

1. Its character, interest or value as a 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 José;
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 José;
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.

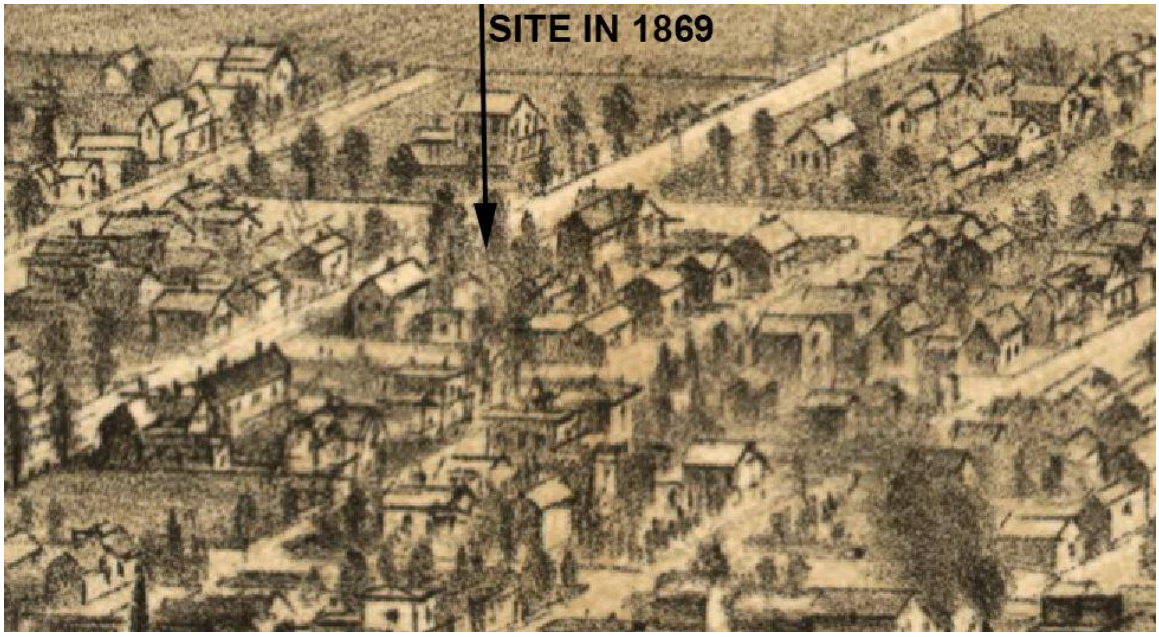
Historical Context

The site for this mixed-use project is to the east of the area that was once the *Pueblo de San José de Guadalupe*. The pueblo was originally established in November of 1777, when Spanish colonists from *España Nueva* (New Spain) settled north of present-day Downtown San José around what is now Hobson and San Pedro Streets. The pueblo was relocated in the late 1780s or early 1790s about one mile south, centered at what is now

the intersection of Santa Clara and Market streets. Each of the colonists was assigned a *solare* (house lot) and a *suerte* (agricultural plot).

During the colonial period, as well as during the era that Mexico had jurisdiction over the region from 1821 to 1846, the lands east of the pueblo, known as the *ejidos,* were used for grazing of cattle and were not individually owned.

During American territorial control prior to the concession of California by Mexico in the Treaty of Guadalupe Hidalgo, residents in San José began to plan the future city along a traditional grid pattern. By 1847, the grid had been formally established based on the work of William Campbell and Chester Lyman. It extended from Market Street to Eighth Street and Julian Street to Reed Street and included the subject property. The completion of these surveys paved the way for future land ownership, development, traffic flow, and expansion.



Site in 1869, viewed facing southeast. From Geo. H. Hare - BIRD'S EYE VIEW OF THE CITY OF SAN JOSE, a lithograph designed by W. Vallance Gray & C B Gifford (Library of Congress)

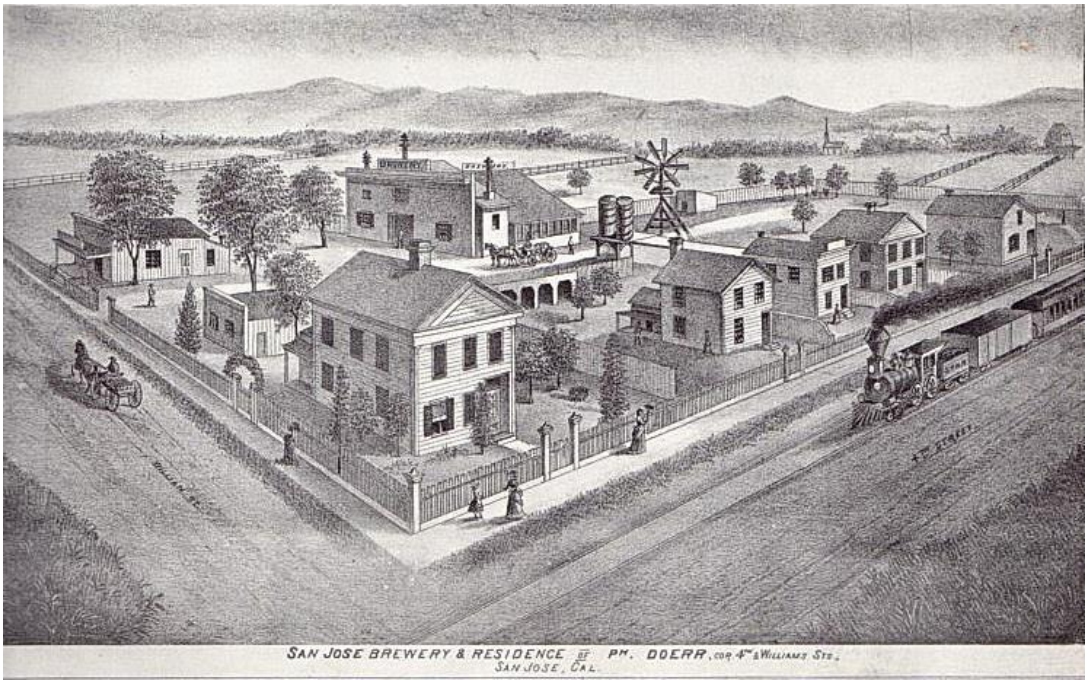
The block that contains the subject property, Block 4 Range 4 South (B4R4S) was first developed with residential structures by the 1860s. This Early American period saw the construction of small wood structures, most of which were removed or demolished as "modern" late-nineteenth and early-to-mid twentieth-century buildings built out the Downtown Frame beyond what we now call the Downtown Core. The original lots, based on the Spanish *solare* (around 137.5' x 137.5' in size), were re-subdivided as infill development densified the center part of the city.

By 1868 the Southern Pacific Railroad laid tracks down Fourth Street adjacent the subject site where it connected the Santa Clara and Pajaro Valley line. The railroad line resulted

in an intensification of industrial development in the area, and a railroad station was established on Fourth Street in the block north of East San Salvador Street. The station also served the new State Normal School at Washington Square beginning a few years later, which began the neighborhood's long association with the school that continues to influence development patterns into the present time.

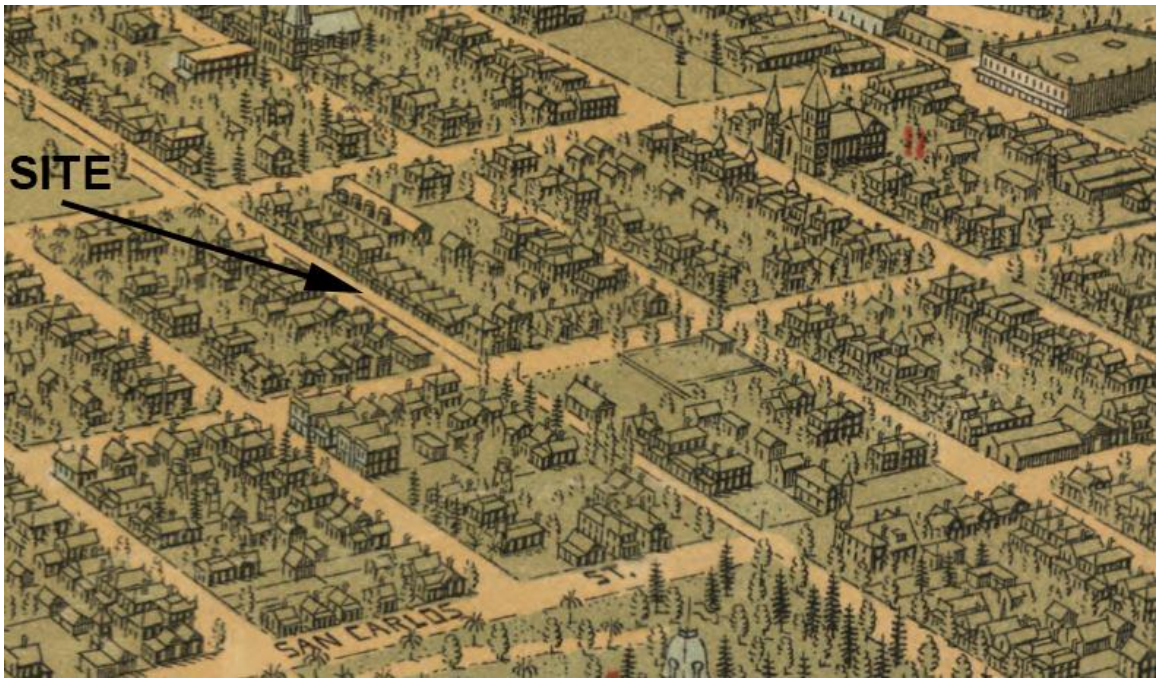
One of the first mill and brewery facilities in San José was established in this area in 1854 near South Seventh Street by Gordon Cottrell. Later run by Adolf Pfister until 1883, it sparked an influx of similar breweries started by German immigrants during the Early American period in San Jose's history.

Around 1870, Phillip Doerr established San Jose Brewery on the north side of William Street between Third and Fourth, moving operations from where he first started his business on First Street. Doerr's brewery, like the Cottrell/Pfister's Vineyard Mill, was soon surrounded by small cottages built by the brewery proprietors which likely served as worker housing.



HISTORICAL ATLAS MAP OF SANTA CLARA COUNTY CALIFORNIA, By THOMPSON & WEST, 1876 - this plate shows the San Jose Brewery & residence of Phillip Doerr with worker cottages to the right along 4th Street

As industrial uses such as the breweries phased out of the downtown in the early years of the twentieth century, the block, as with most of the area around San Jose Normal School, was infilled with single family residential development and some multi-family apartment buildings.



Site in 1901, viewed facing south. N.J. STONE COMPANY - SAN JOSE CALIFORNIA, a lithograph by Britton & Rey (Library of Congress). Brewery structure at south end of block and small worker cottages along South Fourth Street.

By 1929 the City of San José was formally encouraging high density infill development in the downtown with the enactment of its first zoning overlay, but it was after World War II that the State College expansion program and changes to offsite student housing policies resulted in the growth of multi-family housing that is evident throughout neighborhood today.

Early multi-family residential development in the Downtown Frame after World War II is associated with local architects who were advocates for innovative Modern design concepts. Many of these early designs, such as the adjacent Griffiths Apartments at 405 South Fourth St. designed by architect Donnell Jaekle, are works of artistic merit, and reflect the sense of quality design that permeated among the architects who founded the local chapter of the American Institute of Architects in the late 1940s. By the mid-1960s however, much of the high-density residential development that was being constructed in the downtown reflected the rapid suburbanization that had impacted the region, and the fast and furious pace of new development had lost its connection to sensitive quality design that had earlier characterized mid-century architect-designed buildings.

The subject building at 439 South Fourth Street, built in 1965, is one of the last apartment buildings constructed near the college during this post-war era. By the late 1960s, changes to City-mandated parking requirements, as well as reduced demand for student housing near the campus, had brought high density residential development in the Downtown Core and Downtown Frame to a halt.

While the designer of the Metro Station apartments (known originally as the Maria Lane Apartments) has not been identified as a part of this investigation, the building is representative of this later phase. It is believed that the owner/contractor Charles Lane was a construction engineer, and he likely was also designer of this building.

Lane had built the Troy Apartment building at 460 South Fourth St. in 1964, and Maria Lane Apartments appears to be his second project in the neighborhood. By the end of the decade, Lane had taken a job as City Engineer of the City of Sunnyvale.

Early Development of the Project Site

The project site consists of a truncated Lot 4 of B.4R.4S. which contains Metro Station Apartments, and to the south the northerly forty feet of Lot 5 of the same block which contains a small residential structure most recently known as Discount Photo.

439 South Fourth St. (APN 467-47-20-006 to -096) / north lot

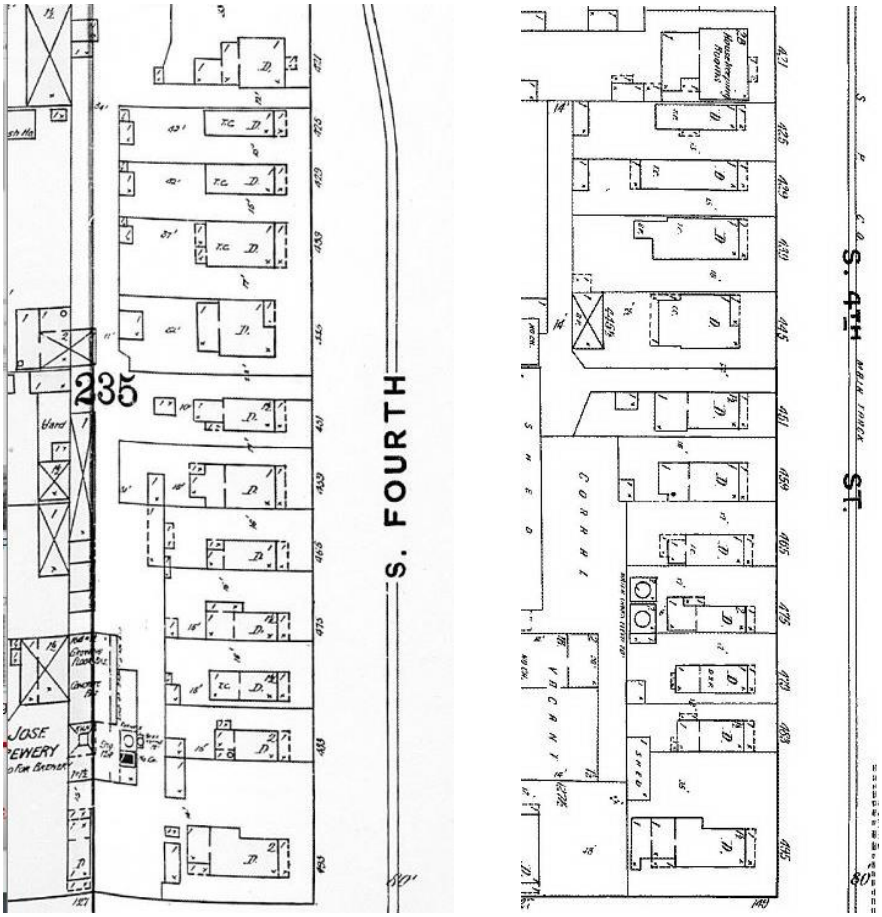
The 0.38-acre parcel at 439 South Fourth St. is the easterly portion of Lot 4 of B.4R.4S of San Jose's Original City. Subdivided into three lots with four houses facing South Fourth Street by the early twentieth century, this large Lot 4 had been reduced in size by then at the rear by 1784 square feet.

The reduction in size at the rear of the existing parcel from the original rear lot line of Lot 4 appears to have been the result of the establishment of a rear alleyway that connected the worker housing that had existed along South Fourth Street associated with San Jose Brewery. The southerly portion of the alleyway connected to the brewery site on East William Street.

The property was developed with the current 30-unit multi-family residential building in 1965. The property owner, Charles Lane, was also general contractor for the building at the time as noted on the building permit.

Lane had initially planned a 60-unit hotel for the site and had prepared plans, obtained a building permit, and apparently began construction in early 1964. That permit was later voided and substituted with a new permit in early 1965 to construct the 30-unit apartment building that exists today.

Lane named the complex Maria Lane Apartments, most likely either after his wife Mary Robin, or a daughter.



1891 1915

Sanborn Map Company – map excerpts from 1891 and 1915 showing the alleyway bisecting the block north-to-south and later partially converted to a corral.

451 South Fourth St. (APN 467-47-058) / south lot

The 0.13-acre parcel at 451 South Fourth St. is the northerly portion of Lot 5 of B.4R.4S of San Jose's Original City. It was developed with the current building around 1870 or earlier, which was relocated to the rear of the parcel in 1978/1979. It was converted from residential use to retail in 1983 and was known for a time as Discount Photo.

This property was evaluated in 2000 as a part of the Downtown San José Survey 2000 and was recorded at that time as the Hollister/Doerr House.

Since the preparation of that recording, the historian has retracted the initial research related to Page Hollister. Hollister had a similar shaped house at 451 South Fifth St. that was his home for around 40 years. Hollister, a carpenter, is a possible builder of the subject house, given the nature of land uses related to the lumber industry in the immediate vicinity. Lots 5 and 8 (to the south) were owned by Stephen Isaac Easley in the 1850s, according to tax assessments from that time, with a building located near the

corner of South Fourth and East William Streets. Easley's daughter Missouri Dorcas Easley married Benjamin Franklin Warring in 1854; he had arrived in San José from New York in 1851. Warring engaged in the local lumber business during the 1850s and perhaps later, and by 1871 is listed as the owner of the Easley lots. By then the building that later housed San Jose Brewery had been built, and San Jose's first directory of residents lists at least three residential structures along this block on South Fourth Street. By 1870, however, Warring and his wife had moved to Ventura, California.

It was in 1871 that Philip Doerr moved his San Jose Brewery to Lot 8 at the northwest corner of Fourth and William Streets. Doerr had founded San Jose Brewery on First Street in the downtown and relocated his operations to William Street in 1871. The complex extended northward into the block, and a rear alley continued north into the block with street access north of what is now 451 South Fourth St. and at the end of the block onto East San Salvador Street.

The 1870s-1880s was the height of the local brewing boom, with around seven or more breweries competing in San José. Philip Doerr was a German immigrant whose family would be prominent in the local economy and politics for almost a century.

Until at least 1909, Doerr maintained ownership of the land (Lots 4, 5, and 8) that also included the site of present Metro Station, but he sold the brewery to Bode and Stafford in 1880, who changed the name to the Lion (or Lyon) Brewery. Sanborn maps continue to associate the name of San Jose Brewery to the property into the 1890s. By the time of the printing of the 1915 Sanborn map, the brewery building was vacant, and the central part of the block was used as a horse corral.

During the early 1890s, the house was occupied by John Wright, an agent for Singer Manufacturing Co. By the late 1890s Mary Milleman and her daughter Catherine were occupants followed by James W. Lauriston, a basket maker, who shared the house with his three daughters, Helen, Jean, and Mima. Between at least 1907 and 1917, Isabel Barron, widow of Zeb Barron, lived at 451 South Fourth St. By 1918 Henderson Glover, a chauffeur, purchased the house and owned the property until at least 1954. In later years, the house was relocated to the rear of the parcel and converted to a commercial building. For many years it was the site of Discount Photo.

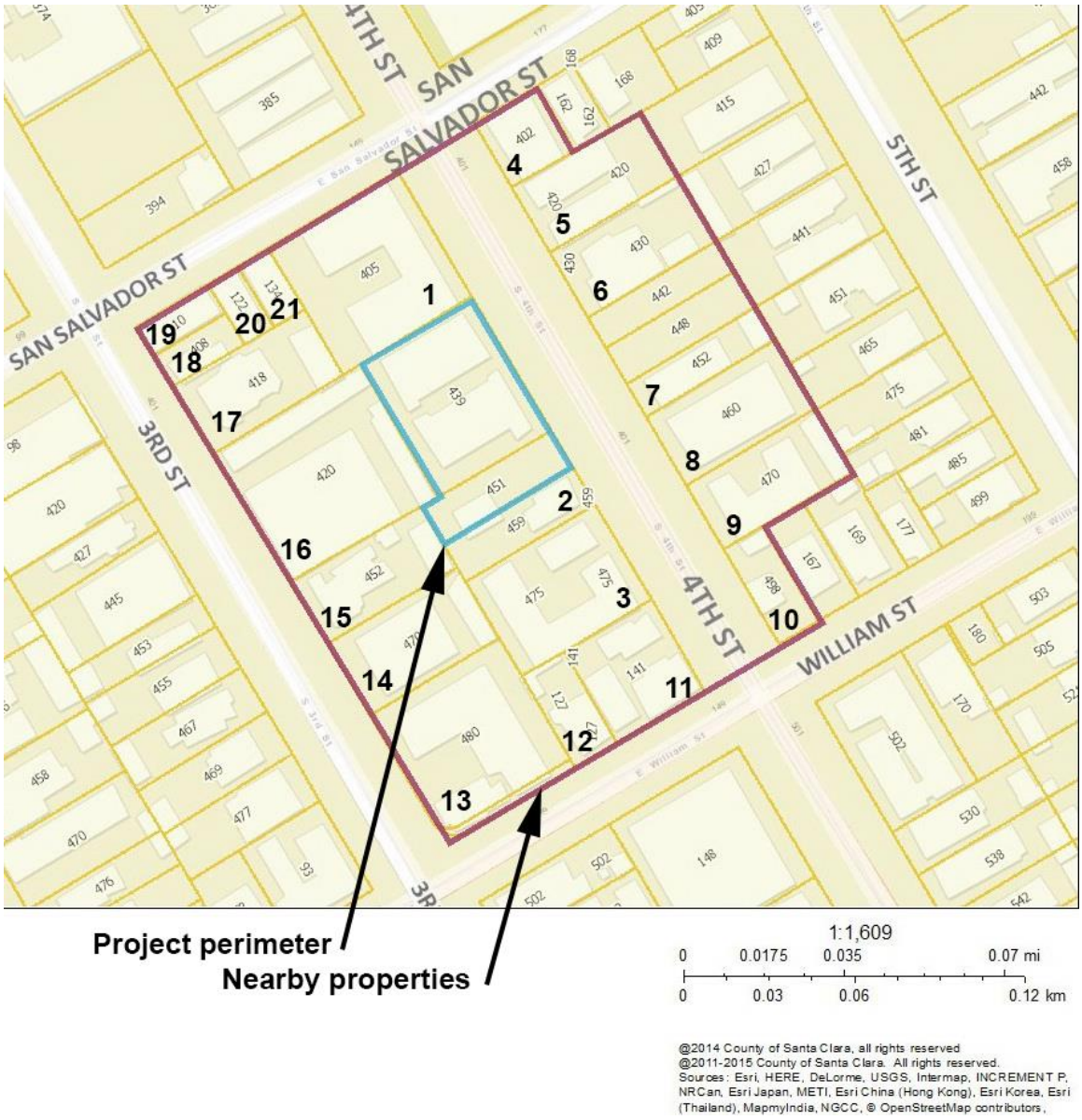
Development of Nearby Properties

The proposed project is located within a mostly residential, dense, multi-family neighborhood with almost all structures constructed over 50 years ago. Among these buildings that are situated within approximately 150 to 200 feet of the project boundaries, two are designated San José Historic Landmarks, and another four are listed on the City's Historic Resources Inventory while an additional two properties are eligible for the Inventory, both also potentially eligible for the California Register.

The following discussion identifies nearby properties under private ownership that are located within around 150 feet of the project boundaries. The date of construction and both historic and common names are listed for each of these properties. For those built over 50 years ago, a summary narrative in this report presents information from existing DPR523 recordings which are included within the appendix. For other historic properties that have not yet been recorded, Primary Records (DPR523a) have been prepared to present the information. They are also included in the appendix.

The table below lists the properties, and the diagram on the next page is keyed to graphically identify the property locations:

	Building Name	Address	Resource Name	Yr. Built
1	Griffiths Apartments	405 S 4th St.	Griffiths Apartments	1950
2	Single family residence	459 S 4th St.	Doerr Rental	*Ca.* 1880
3	3-unit Apartments 12-unit Apartments	465 S 4th St. 475 S 4th St.	Lewis Davis House Davis Apartments	1920 /*Ca.* 1957
4	7-unit Apartments	402 S 4th St.	Guerra Apartment building	1960
5	12-unit Apartments	420 S 4th St.	Ancara & Guerra Apartment building	1957
6	IRC Environmental Consulting	430 S 4th St.	Veterans of Foreign Wars Hall	1950
7	6-unit Apartments	452 S 4th St.	DiManto Apartment building	1957
8	University Commons	460 S 4th St.	Troy Apartment building	1963-1964
9	Alkakee Apartments	470 S 4th St.	Alkadee Apartments	*Ca.* 1954
10	Spartan Station/Lee Station	498 S 4th St.	Spartan Station	1978
11	Bicycle Express Triplex Apartments Spartan Barbershop	131-135 137-141 E. William 487 S 4th St.	 McCormick Triplex Spartan Barbershop	*Ca.* 1956 /1927 /*Ca.* 1956
12	Single family residence	127 E. William St.	Dr. Shottenhamer House	1923
13	HomeFirst/Sobrato House Youth Center	490 S 3rd St.	Greeninger House	*Ca.* 1903 /2005
14	Mojmir Apartments	470 S 3rd St.	Mojmir Apartments	1922
15	10-unit Apartments	452 S 3rd St.	Casa Joya Apartments	*Ca.* 1948
16	Metro Gardens Apartments	420 S 3rd St.	Garden Patio Apartments	1956-1957
17	Rucker Mansion	418 S 3rd St.	Rucker Mansion	1891
18	Multi-family residence	408 S. 3rd St.	Hanson House	1888
19	China Chen	110 E. San Salvador St.	Campus Building	1955
20	Single family residence	122 E. San Salvador St.	Eugene Prindiville House	*Ca.* 1905
21	Campus Market	134 E. San Salvador St.	Campus Market	1964



@2014 County of Santa Clara, all rights reserved
@2011-2015 County of Santa Clara. All rights reserved.
Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors,

Nearby Property Summary Narratives

1) 405 South Fourth St. (467-47-062) – Griffiths Apartments

Griffiths Apartments was built in 1950 and designed by architect Donnell Jaekle. It maintains a high level of integrity to its original 1950 design. It was recorded on a Primary Record as a part of this study and found potentially eligible for listing on the California Register of Historical Resources and may be eligible and a San José City Landmark. The property warrants a more intensive-level investigation in the future.

2) 459 South Fourth St. (467-47-057) – Doerr Rental

459 South Fourth St. was recorded by Dill Design Group for the City of San José in 2000 as a part of the Downtown Survey and was listed on the Historic Resources Inventory as a Structure of Merit. It was built in the 1880s and continues to serve as a residence. It appears to retain the same level of integrity as existed at the time of the 2000 recording, and warrants continued listing on the Inventory. The property was not found eligible as a City Landmark or for the California Register of Historical Resources. The 2000 recording is attached to this report.

3) 465-475 South Fourth St. (467-47-092) – Davis House and Apartments

The circa 1922 Lewis Davis House at 465 South Fourth St. is a Spanish Colonial Revival residence that has been converted into a multi-family building. The property now includes a two-story apartment building at 475 South Fourth St. constructed in the mid-1950s. The building at 465 South Fourth St. was placed on the San José Historic Resources Inventory sometime in the 1980s as an Identified Structure (IS), however, no recording of this listing was found. The property does not appear to meet the threshold for listing on the Inventory, and it should be re-evaluated to determine its eligibility. The property was recorded on a Primary Record which is attached to this report.

4) 402 South Fourth St. (467-47-063) – Guerra Apartments

Built in 1960 as a 7-unit apartment building for Michael Guerra, this building has no architect currently associated with its design. The property was recorded on a Primary Record which is attached to this report. The property does not appear eligible for the San José Historic Resources Inventory.

5) 420 South Fourth St. (467-47-088) – Ancara & Guerra Apartments

Built in 1957 as a 12-unit apartment building complex for Michael Guerra, these two buildings do not have an architect currently identified with their design. The property was recorded on a Primary Record which is attached to this report. The property does not appear eligible for the San José Historic Resources Inventory.

6) 430 South Fourth St. (467-47-087) – Veterans of Foreign Wars Hall

Archives & Architecture, LLC evaluated and recorded this property on DPR523 forms in 2014 for a future project that proposes demolition of this building. It was found potentially eligible for the San José Historic Resources Inventory as a Structure of Merit, but it did not appear eligible for the California Register of Historical Resources or as a candidate city landmark structure. The 2014 recording is attached to this report.

7) 452 South Fourth St. (467-47-084) – DiManto Apartments

Built in 1957 as a 6-unit apartment building for John DiManto, this building has no architect currently associated with its design. The property was recorded on a Primary Record which is attached to this report. The property does not appear to be eligible for the San José Historic Resources Inventory.

8) 460 South Fourth St. (467-47-083) – Troy Apartments

Built in 1963-1964 as a 20-unit apartment building by Charles Lane who was both owner and contractor, this building has no architect currently identified with its design. The property was recorded on a Primary Record which is attached to this report. The property does not appear eligible for the San José Historic Resources Inventory.

9) 470 South Fourth St. (467-47-082) – Alkadee Apartments

Built around 1954 as a 13 or 14-unit apartment building, this building has no architect identified with its design at this time. The property was recorded on a Primary Record which is attached to this report. The property does not appear eligible for the San José Historic Resources Inventory.

10) 498 South Fourth St. (467-47-081) – Spartan Station

The gasoline service station was rebuilt in 1978 on the site of an earlier station, and the current structures are, therefore, less than 50 years in age. It is not a historic resource and was not recorded as a part of the report preparation.

11) 131-141 East William St. (467-47-053) – McCormick Triplex /Spartan Barbershop

This property contains a 1927 Neo-classical styled triplex built for James and Margaret McCormick that was designed by architect Charles McKenzie. Additional parcels to the north and west have been combined with this site and modern mixed-use buildings built in the mid-1950s. While the modern buildings are not architecturally significant, the triplex is a distinctive design by a prominent local architect. The triplex structure retains a high level of historic integrity, and it may be eligible for the California Register of Historical Resources and as a San José City Landmark structure. The property was recorded on a Primary Record which is attached to this report, and it warrants a more intensive-level investigation in the future.

12) 127 East William St. (467-47-052) – Dr. Shottenhamer House

Built in 1923 for Dr. Cybil Shottenhamer and his wife Emily, this residential structure has been used for both single-family and duplex uses. No architect has been identified

for this building at this time. The property was recorded on a Primary Record which is attached to this report, and it does not appear eligible for the San José Historic Resources Inventory.

13) 490 South Third St. (467-47-103) – Greeninger House / Sobrato House Youth Center

This youth center contains a circa-1903 house built for Adolf Greeninger that was moved to this location in the early-to-mid 2000s to accommodate expansion of the San José McEnery Convention Center. The building was merged into a new building that now serves as a youth center. As a part of the Downtown San José survey in 2000, Dill Design Group found the Greeninger House potentially eligible for the National Register and as a San José City Landmark based on its association with Adolf Greeninger, a person significant to our past, as well as for its distinctive architecture. The project at 490 South Third St. (then addressed as 280 South Third St., was evaluated for consistency with the Secretary of the Interior's Standards in 2002 by Leslie A.G. Dill, Historic Architect, and the project was found in conformance with the Standards, thereby retaining its historical status. The project later went under Section 106 review. No additional changes have affected the building's integrity since the project was undertaken in the mid-2000s. The 2000 DPR523 recording is attached to this report.

14) 470 South Third St. (467-47-050) – Mojmir Apartments

This Renaissance Revival apartment building built in 1922 for Floyd Weaver and designed by architects Hutchison & Mills was recorded and found eligible for the San José Historic Resources Inventory in 2000 by Dill Design Group. In 2007 Archives & Architecture, LLC re-evaluated and recorded the property on DPR523 forms, and the property owner nominated the property as a San José City Landmark, which was approved by the San José City Council that year under resolution 74147. The property continues to retain its historic integrity from the 1920s. The 2007 DPR523 forms are attached to this report.

15) 452 South Third St. (467-47-049) – Casa Joya Apartments

Built around 1948 as a 10-unit apartment building, this building has no architect currently identified with its design. The property was recorded on a Primary Record which is attached to this report. Due to its Spanish Revival design and high level of historic integrity, the property appears eligible for the San José Historic Resources Inventory. The property was recorded on a Primary Record which is attached to this report, and a more intensive-level investigation is warranted.

16) 420 South Third St. (467-47-048) – Garden Patio Apartments

Built in 1956-1957 as a 48-unit apartment building for Ira Brotzman, this building has no architect currently associated with its design. The property was recorded on a Primary Record which is attached to this report. The property does not appear eligible for the San José Historic Resources Inventory.

17) 418 South Third St. (467-47-047) – Rucker Mansion

The Rucker Mansion at 418 South Fourth St., built in 1891 for Joseph Rucker was listed on the San José Historic Resources Inventory in the 1980s, and was recorded by Dill Design Group for the City of San José in 2000 as a part of the Downtown Survey. The San José City Council designated the property as a landmark in 2001 under resolution 70638. The building appears to retain adequate integrity to the original design by architect Joseph McKee. The 2000 recording is attached to this report.

18) 408 South Third St. (467-47-046) – Hanson House

The 1888 French Empire-styled Hanson House at 408 South Third St. was recorded by Dill Design Group for the City of San José in 2000 as a part of the Downtown Survey and was found to be eligible for the National Register of Historic Places. It was subsequently listed on the Historic Resources Inventory as a Structure of Merit. It was built in the 1880s and continues to serve as a residence, and it retains adequate integrity to retains its historic status. The 2000 recording is attached to this report.

19) 402-404 South Third St. (467-47-045) – Campus Building

Built in 1955 as a commercial building for Joseph Tirri, this building has no architect currently identified as its designer. The property was recorded on a Primary Record which is attached to this report. The property does not appear eligible for the Historic Resources Inventory.

20) 122 East San Salvador St. (467-47-044) – Eugene Prindiville House

Built around 1904 as a residence for Eugene Prindiville, this building has no architect currently associated with its design. The building has been modified at the front and lacks historic integrity. The property was recorded on a Primary Record which is attached to this report. The property does not appear eligible for the San José Historic Resources Inventory.

21) 134 East San Salvador St. (467-47-043) – Campus Market

Built in 1964 as a commercial building for Frank Crismon, this building has no architect currently identified with its design. The property was recorded on a Primary Record

which is attached to this report. The property does not appear eligible for the San José Historic Resources Inventory.

Bibliography

Arbuckle, Clyde. *Clyde Arbuckle's History of San José*. San José: Memorabilia of San José, 1986.

City of San José, San José Downtown Historic Design Guidelines – Draft 6/18/2004, City of San José, 2004. http://www.sanjoseca.gov/DocumentCenter/Home/View/428 (accessed May 2017).

City of San José Building Department, Online Permits, http://www.sjpermits.org/permits/ (accessed May 2017).

City of San José, Revised Guidelines for Historic Reports, 2-26-2010. http://www.sanjoseca.gov/DocumentCenter/Home/View/668 (accessed May 2017).

Dill Design Group. Downtown San José Survey 2000, 2000.

Douglas, Jack. *Historical Footnotes of Santa Clara Valley*, San José: San José Historical Museum Association, 1993.

Laffey, Glory Anne. *Historical Overview and Context for the City of San José*, Archives and Architecture, March 30, 1992.

PAST Consultants, LLC. San José Modernism – Historic Context Statement, June 2009.

R.L. Polk Company / Husted's. City of San José and County of Santa Clara Directories, 1870-1978.

San José, City of. Building permits.

Sanborn Fire Insurance Company. Fire insurance maps, 1884, 1887, 1891, 1915, 1931, 1939, 1950, 1962.

Thompson & West. *New Historical Atlas of Santa-Clara Co. California Illustrated*, 1876.

United States Federal Census, 1870-1940.

U.S. Department of the Interior, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, Washington, DC: United States Department of the Interior, 1995.

Attachments

Part 1

DPR523 forms and Evaluation Rating Sheets (tally) for 439 and 451 North Fourth St.

Part 2

DPR523 forms for nearby properties

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) Metro Station Apartments

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T.**7S.; **R.**1E.; Mount Diabel **B.M.**
c. Address 439 South Fourth St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599002mE/ 4132163mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-096.
West side of South Fourth Street, between San Salvador and East William Streets.

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

Located on a 0.38-acre parcel near San Jose State University, the 30-unit Metro Station Apartments is a vernacular modern design that was built in the 1960s during the last years of a boom in apartment construction near the then named San Jose State College. The building is 3-stories in height with two buildings constituting the complex. The two buildings are connected with elevated walkways at the front of the site.

Parking in accommodated with enclosed garages accessed directly from the street on the south building wing, and along the south and north elevation of that wing. Some additional open parking occurs at the back alleyway. While paving covers the front setback in front of the parking garages, the setback in front of the north wing is landscaped. Pedestrian entry is gated, which also serves as additional vehicular access into the site to other carports.

(Continued on next page)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, accession #)

View facing west, May 2017.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both

1965, 52 years old, building permit.

***P7. Owner and Address:**

439 S 4th St LLC

***P8. Recorded by:** (Name, affiliation, and address)

Archives & Architecture LLC
PO Box 1332
San Jose, CA 95109

***P9. Date Recorded:** June 1, 2017

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

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

Archives & Architecture, LLC, Historic Report, South Fourth Street Mixed Use Project, San Jose, Santa Clara, California, 2017.

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

B1. Historic Name: Maria Lane Apartments
B2. Common Name: Metro Station Apartments
B3. Original use: Multi-family residential B4. Present Use: Multi-family residential
***B5. Architectural Style:** Modern vernacular
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1965.

***B7. Moved?** ☒ No ☐ Yes ☐ **Unknown Date:** N/a9 **Original Location:** N/a
***B8. Related Features:**

None

B9a Architect: Unknown b. Builder: Charles Lane
***B10. Significance: Theme** Architecture and Shelter **Area** Downtown San Jose /SOFA
Period of Significance 1870 **Property Type** Residential **Applicable Criteria** None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The 0.38-acre parcel at 439 South Fourth St. is the easterly portion of Lot 4 of B.4R.4S of San Jose's Original City. Subdivided into three lots with four houses facing South Fourth Street by the early twentieth century, this large Lot 4 had been reduced in size by then at the rear by 1784 square feet.

The reduction in size at the rear of the existing parcel from the original rear lot line of Lot 4 appears to have been the result of the establishment of a rear alleyway that connected the worker housing that had existed along South Fourth Street associated with San Jose Brewery. The southerly portion of the alleyway connected to the brewery site on East William Street.

The property was developed with the current 30-unit multi-family residential building in 1965. The property owner, Charles Lane, was also general contractor for the building at the time as noted on the building permit.

Lane had initially planned a 60-unit hotel for the site and had prepared plans, obtained a building permit, and apparently began construction in early 1964. That permit was later voided and substituted with a new permit in early 1965 to construct the 30-unit apartment building that exists today.

(Continued on next page)

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

***B12. References:**

San Jose building permits, www.sjpermits.org
San Jose City Directories, 1964-1978.
San Jose Sanborn Fire Insurance Maps, 1950-1962.



B13. Remarks: Proposed demolition

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** June 1, 2017

(This space reserved for official comments.)

(Continued from first page, DPR523a)

The building design is modern, with stucco cladding over wood framing and plywood feature panels inserted vertically at the windows. The window themselves have been retrofit with vinyl inserts. The building lacks any ornamentation or articulation massing other than two stair towers that flank the entry and rise above the flat roofline. The site is condition reflects as sense of deferred maintenance, but has recently been enclosed with metal security fencing.

(Continued from page 2, DPR523b)

The subject building is one of the last apartment buildings constructed during this post-war era. By the late 1960s, changes to City mandated parking requirements, as well as reduced demand for student housing near the campus, had brought high density residential development in the Downtown Core and Downtown Frame to a halt.

Early multi-family residential development in the Downtown Frame is associated with local architects who were advocates for innovative Modern design concepts. Many of these early designs, such as the adjacent Griffiths Apartments, are works of artistic merit, and reflect the sense of quality design that permeated among the architects who founded the local chapter of the American Institute of Architects in the late 1940s. By the mid-1960s however, much of the high-density residential development that was being constructed in the downtown was a reflection of the rapid suburbanization that had impacted the region, and the fast and furious pace of new development had lost it connection to sensitive quality design that had earlier characterized mid-century architect-designed buildings. While the designer of the Metro Station apartments has not been identified as a part of this investigation, the building is representative of this later phase and is not a building of distinctive architectural merit.

The stucco-clad structure lacks any sculptural qualities, and the surface treatments, such as the front wood panels that frame the windows, are applied rather than growing out of the design. The window placement is utilitarian rather than studied, and the window treatment lack character. Rather than concealing the related parking, garages line the street. Entry to the units between the two buildings provides no sense of privacy, and open space on the site is paved with excess space containing hard space for random additional parking.

EVALUATION
The Metro Station apartments is 50 years in age but has not been previously evaluated, listed, or designated as a part of any local, state, or national survey of historic resources. The preparers of this report reviewed the subject property under local and state criteria, to analyze eligibility for listing or designation as a historic property.

Metro Station apartments at 439 South Fourth St. is not individually representative of any important patterns of development within San José or the greater Downtown Core and Frame. The immediate neighborhood is a mix of older buildings, some of historic significance, and more recent multi-family development, most built during the first two decades after World War II. The neighborhood has not been found to be historically significant as a whole, although the City of San José has recognized the historic importance of local landmarks such as the Rucker Mansion and the Mojmir Apartments. Metro Station apartments is not a part of any identified historic area, and is not associated with significant events, under Criterion (1) of the California Register of Historic Resources.

Metro Station apartments is not known to be associated with persons of local significance. The property would therefore not appear to be eligible for the California Register based on personages under California Register Criterion (2).

The Metro Station apartment building is a vernacular 1960s design, and is not a distinguished example among modern apartment buildings from this period. The designer of the building was not identified as a part of this preliminary study. It has integrity to its original construction, but does not exemplify a distinctive design within the context of modern residential apartment style. The property would therefore not qualify for the California Register under Criterion 3.

(*Continued on next page)*

(Continued from previous page)

In considering the significance of the property based on the City of San Jose's criterion for historical significance under the Preservation Ordinance, the property was not found to have individual character and interest that reflects the heritage and cultural development of the City. It is neither associated with a historical event, important individual or group or other activity, and does not have a direct association with broad patterns of local area history. The property does not individually meet the eligibility requirements for designation as a San José Historic Landmark. The attached Evaluation Rating Sheet (tally) indicates a score of 8.82 points; the property does not appear to qualify for listing on the San José Historic Resources Inventory.



South side elevation, viewed facing northwest.

HISTORIC EVALUATION SHEET

Historic Resource Name: Metro Station apartments

A. VISUAL QUALITY / DESIGN	**Justification**	**E**	**VG**	**G**	**FP**
1. EXTERIOR	No identifiable visual value				x
2. STYLE	No style				x
3. DESIGNER	Unknown				x
4. CONSTRUCTION	Of no particular interest				x
5. SUPPORTIVE ELEMENTS	None				x

B. HISTORY / ASSOCIATION		**E**	**VG**	**G**	**FP**
6. PERSON / ORGANIZATION	No connection with persons of importance				x
7. EVENT	None associated				x
8. PATTERNS	Unrelated to any patterns of note				x
9. AGE	1965				x

C. ENVIRONMENTAL / CONTEXT		**E**	**VG**	**G**	**FP**
10. CONTINUITY	Not located in area of importance				x
11. SETTING	Compatible			x	
12. FAMILIARITY	Familiar to neighborhood only			x	

D. INTEGRITY		**E**	**VG**	**G**	**FP**
13. CONDITION	Minor surface wear		x		
14. EXTERIOR ALTERATIONS	Minor changes	x			
15. STRUCTURAL REMOVALS	None	x			
16. SITE	Not moved	x			

E. REVERSIBILITY		**E**	**VG**	**G**	**FP**
17. EXTERIOR	2/3s or more original exists.	x			

REVIEWED BY: Franklin Maggi **DATE:** 07/07/15

EVALUATION TALLY SHEET

Historic Resource Name: Metro Station apartments

	E	VG	G	FP	Value		Value	Sub-total	Cumulative sub-total
A. VISUAL QUALITY / DESIGN									
1. EXTERIOR	16	12	6	0	0				
2. STYLE	10	8	4	0	0				
3. DESIGNER	6	4	2	0	0				
4. CONSTRUCTION	10	8	4	0	0				
5. SUPPORTIVE ELEMENTS	8	6	3	0	0			0	
B. HISTORY / ASSOCIATION	**E**	**VG**	**G**	**FP**					
6. PERSON / ORGANIZATION	20	15	7	0	0				
7. EVENT	20	15	7	0	0				
8. PATTERNS	12	9	5	0	0				
9. AGE	8	6	3	0	0			0	
C. ENVIRONMENTAL / CONTEXT	**E**	**VG**	**G**	**FP**					
10. CONTINUITY	8	6	3	0	0				
11. SETTING	6	4	2	0	2				
12. FAMILIARITY	10	8	4	0	4			6	6
			(SUM OF A+C) =		6				
D. INTEGRITY	**E**	**VG**	**G**	**FP**					
13. CONDITION	.00	.03	.05	.10	0.03	x	6	0.2	
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	6	0.0	
	.00	.03	.05	.10	0	x	0	0.0	
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	6	0.0	
	.00	.10	.20	.40	0	x	0	0.0	
16. SITE	.00	.10	.20	.40	0	x	0	0.0	
								0.2	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)									5.82
E. REVERSIBILITY	**E**	**VG**	**G**	**FP**					
17. EXTERIOR	3	3	2	2	3				8.82

EVALUATION TOTAL: (Adjusted subtotal) 8.82

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 _____

Page 1 of 3 ***Resource Name or #:** (Assigned by recorder) Doerr Rental

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T.**7S.; **R.**1E.; Mount Diabel **B.M.**
c. Address 451 South Fourth St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599002mE/ 4132163mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-058.
West side of South Fourth Street, between San Salvador and East William Streets.

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

This one-and-one-half story vernacular National Style residential building is a wood-framed with board and batten siding on the side walls and horizontal channel rustic drop siding on the front façade. The front gable has wide, notched bargeboards that evoke the Craftsman style, likely a later addition. Composition shingles cover the moderately pitched roof, and the eaves are boxed. A one-story porch with a hip roof extends the width of the front façade. Three simple wood posts support the roof above a concrete porch floor. The front entry is flush with the building and has a multi-lite paneled wood door of recent vintage. One double-hung wood window is centered in the upper level. A pair of smaller windows are tucked under the porch roof. All of the windows are replacements.

The house has been relocated back on the site; originally it was located closer to the front property line. The front area is currently paved for parking.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, accession #)
View facing west, May 2017.

***P6. Date Constructed/Age and Sources:**
☒ Historic ☐ Prehistoric ☐ Both
Ca. 1870, 147 years old, city directories.

***P7. Owner and Address:**
439 S 4th St LLC

***P8. Recorded by:** (Name, affiliation, and address)
Archives & Architecture LLC
PO Box 1332
San Jose, CA 95109

***P9. Date Recorded:** June 1, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC, Historic Report, South Fourth Street Mixed Use Project, San Jose, Santa Clara, California, 2017.

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

B1. Historic Name: Doerr Rental
B2. Common Name: Discount Photo
B3. Original use: Single family residential B4. Present Use: Commercial
***B5. Architectural Style:** National Style
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed around 1870s. Moved to rear of site 1978-1979.

***B7. Moved?** ☐ No ☒ Yes ☐ **Unknown Date:** 1978-1979 **Original Location:** On-site
***B8. Related Features:**

None

B9a Architect: Unknown b. Builder: Unknown
***B10. Significance: Theme** Architecture and Shelter **Area** Downtown San Jose /SOFA
Period of Significance 1870 **Property Type** Residential **Applicable Criteria** None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The 0.13-acre parcel at 451 South Fourth St. is the northerly portion of Lot 5 of B.4R.4S of San Jose's Original City. It was developed with the current building around 1870 or earlier, which was relocated to the rear of the parcel in 1978/1979. It was converted from residential use to retail in 1983, and was known for a time as Discount Photo.

It was in 1871 that Philip Doerr moved his San Jose Brewery to Lot 8 at the northwest corner of Fourth and William Streets. Doerr had founded San Jose Brewery on First Street in the downtown and relocated his operations to William Street in 1871. The complex extended northward into the block and was associated with a number of worker cottages along Fourth Street. The 1870s-1880s was the height of the local brewing boom, with around seven or more breweries competing in San Jose. Philip Doerr was a German immigrant whose family would be prominent in the local economy and politics for almost a century.

Doerr maintained ownership of the land until at least 1909 (Lots 4, 5, and 8) that also included the site of present Metro Station, but sold the brewery to Bode and Stafford in 1880, who changed the name to the Lion (or Lyon) Brewery. Sanborn maps continue to associate the name of San Jose Brewery to the property into the 1890s. By the time of the printing of the 1915 Sanborn map, the brewery building was vacant and the central part of the block was used as a horse corral.

(Continued on next page)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial property

***B12. References:**

San Jose Assessors Block Books, c.1880s-1915.
San Jose City Directories, 1870-1950.
San Jose Sanborn Fire Insurance Maps, 1884-1961.
San Jose Tax Assessment Records, 1864-1875.
Thompson & West Historical Atlas, 1876.
School District Maps, 1930s.



B13. Remarks: Proposed demolition

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** June 1, 2017

(This space reserved for official comments.)

(Continued from previous page)

During the early 1890s, the house was occupied by John Wright, an agent for Singer Manufacturing Co. By the late 1890s Mary Milleman and her daughter Catherine were occupants followed by James W. Lauriston, a basket maker, who shared the house with his three daughters, Helen, Jean, and Mima. Between at least 1907 and 1917, Isabel Barron, widow of Zeb Barron, lived at 451 South Fourth St. By 1918 Henderson Glover, a chauffeur, purchased the house and owned the property until at least 1954. In later years, the house was relocated to the rear of the parcel and converted to a commercial building. For many years it was the site of Discount Photo.

This building is a rare vernacular residence associated with early San Jose industrial development. However, it has been relocated on the site and remodeled, and is no longer representative of this era, and therefore would not appear to qualify for the California Register of Historical Resources under any of the applicable Criteria.

The property was previously surveyed, evaluated, and rated as a part of the Downtown San Jose Survey 2000 and found to meet the minimum qualifications for listing on the San Jose Historic Resources Inventory as a Structure of Merit.

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) Griffiths Apartments

P1. Other Identifier: None

*P2. Location: ☐ Not for Publication ☒ 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 T.7S.; R.1E.; Mount Diablo B.M.

c. Address 405 South Fourth St. City San Jose Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598959mE/ 4132193mN

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

Assessor's Parcel Number: 467-47-062.

Southwest corner of South Fourth and San Salvador Streets.

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

Constructed in 1950 as reported in *Pacific Daily Builder* when the project was bid (San Jose building permit 10707), the 48-unit Griffiths Apartments is one of the largest apartment complexes built during the early years of the post-World War II period near San Jose State College. Designed by local architect Donnell Jaekle, the building is three stories in height above a sub-grade parking garage accessed off San Salvador Street. The owner at time of permit was Robert Griffith, and the general contractor was George J. Lauer.

Jaekle's design is exceptional, with Streamline Moderne elements and a refined palette of wall surfaces and embellishments related to modern design. The building retains a high level of historic integrity, and is in excellent condition.

(Continued on next page, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, accession #)
View facing south, June 2015.

*P6. Date Constructed/Age & Sources:
☒ Historic ☐ Prehistoric ☐ Both
1950, 67 years old, Daily Pacific Builder, June 1, 1950.

*P7. Owner and Address:
Redd Trust

*P8. Recorded by: (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: June 1, 2017

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC: Historic Report, South Fourth Street Mixed-Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California, 2017.

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

(Continued from previous page, DPR523A)

Architect Donnell Jaekle

Griffiths Apartments was designed by architect Donnell E. Jaekle in 1950. Donnell Jaekle (1902-1972), was born in Napa, California, and became a permanent resident with his wife June (Frasier) of San Jose about 1945. Donnell Jaekle's formal education has not been identified, but by 1931 he had established an architectural practice in San Francisco where he lived with his wife June and their children. His only identified work during this early period of his career is the "Zig Zag" Moderne service station constructed in 1931 at Larkin and Pacific, recently preserved and relocated to Market Street. His work during the 1930s in San Francisco has been closely associated with the residential work of San Francisco architect Oliver Rousseau.

Following World War II, Donnell and June settled in San Jose and by late 1945 he had rented an office in the Builders' Exchange offices at 201 South Market St. By the late 1940s, he had begun to establish himself in San Jose, focusing on commercial, industrial, and multi-family residential projects during a period in which San Jose began to expand and when modernism in architecture gained in popularity. He appears to have designed and built a large apartment complex called the Gran Valle at 33 Empire St. shortly after arriving in San Jose. He and June lived at this complex until they built a house in Saratoga in 1956, and continued to manage the complex through the 1960s.

In 1950, the same year he designed Griffiths Apartments, the Builders' Exchange hired him to design their new headquarters building on Park Avenue. He moved his office to 460 Park Ave. after the building was completed, but then built his own commercial building at 586 North First St. in 1954 (called "tropical modern" for its use of overhangs to control heat and light and use of glass to merge the outside and inside spaces) where he subsequently moved his offices. During this period he also designed local buildings such as the Teamsters Building on North Fourth Street, bakeries in San Francisco and San José, including Langendorf on Phelan Road, as well as a large number of small industrial buildings such as Mundell paper on South Seventh Street, Regal Pale on Sunol Street (recently demolished), Westinghouse Electric Supply Co. on Stockton Avenue (demolished), commercial buildings such as Shasta Market on North Seventeenth Street, Safeway on South First Street, Brueners Co. building (now Bee's photography) on The Alameda, and public buildings such as the San Jose-Alviso Municipal Court Building at the San José Civic Center and the Martha Street Firehouse. Donnell Jaekle became partners with Donald French of San Bruno in 1954, and remained partners for about five years, both living in Saratoga where Jaekle remained active in the community until his death in 1972.

Although Jaekle's work has not been the subject of intensive architectural study, he is one of a small number of architects who first introduced modern design concepts to the local built environment. His designs are stark and plain but Moderne, using angled forms and cantilevers to mark building entries and fenestration. His architectural signature can be found in use of geometric forms such as flared supports, windows angled outward, projecting wall surfaces, zigzag roof lines, and use of Arizona field stone in window bases.

Griffiths Apartments is Jaekle's largest and most significant work. Although little is known about the developer, Robert Griffith, the design of the building is distinctive, and would qualify for the California Register of Historical Resources under Criterion (3). A more intensive assessment of the architect of this building and the context of its design would most likely find it eligible as a San Jose City Landmark.


105





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): SJCDHS067

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: 459 S 4th St. **City** San Jose **ZIP:** 95113

d. UTM: (Give more than one for large/or linear resources) 10S 599016mE 4132132mN

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

Assessor's Parcel Number: 467-47-057

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

This single-story wood-framed building is horizontal and symmetrical in design. The exterior is covered with channel rustic drop siding and the roof is gabled and covered with wood shingles. The front porch sits under a projecting gable on the northeast corner of the building, above grade. Three plain square posts support the porch roof. The front façade has only two windows; a pair of wood-framed one-over-one double-hung windows. There is a chimney located toward the rear of the house at the ridge. There is also a small addition located at the rear (west side) of the house.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo:
(View, date, accession #)
7/2000
View from southeast

***P6. Date Constructed/Age Sources:**
Circa 1880
Block books/directories

***P7. Owner and Address:**
Walter E. Harding
502 S 2nd St
San Jose CA 95112

***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: None

*Resource Name or # (Assigned by recorder): SJCDHS067

B1. Historic Name: Doerr/Hollister Rental

B2. Common Name: n/a

B3. Original Use: Residential **B4. Present Use:** Residential

***B5. Architectural Style:** National Style

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Built circa 1880

***B7. Moved?** no **Date:** n/a **Original Location:** n/a

***B8. Related Features:** none

B9. Architect: Not known **b. Builder:** Not known

***B10. Significance: Theme** Architecture & Shelter **Area** Downtown San Jose

Period of Significance 1880-1945 **Property Type** Dwelling **Applicable Criteria** None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

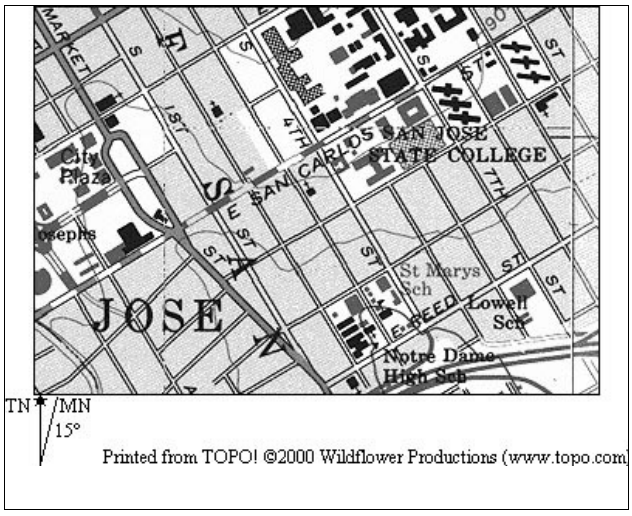
Page Hollister who had purchased the property in 1864 and built the adjacent house just to north, 451 South Fourth Street, built the house at 459 South Fourth Street in the late 1870s or early 1880s. 459 South First Street was used as a rental. During the 1880s, Philip Doerr, the neighbor to the south, acquired the Hollister parcel, including both houses. Hollister remained in residence in his home, however. Philip Doerr had built the San Jose Brewery at South Fourth and William Streets in 1871. Doerr maintained ownership of the land but sold the brewery to Bode and Stafford in 1880, who changed the name to the Lion Brewery. This house first appears on the Sanborn Maps in 1884, so it was constructed during the period that the brewery was in operation, and may have served as housing for brewery workers. The 1884 Sanborn Map shows structures to the rear of this house that are clearly associated with the brewery complex. Doerr owned this property until at least 1909. In 1890, Mrs. C. Nangle, a nurse, lived at this address with her family. By 1909, Mary Higgins, widow of James Higgins, rented the house until at least 1913. Between 1923 and at least 1954, Carl E. Owen, a carpenter, owned the house.

This building is a rare vernacular residence appearing to be associated with early San Jose industrial development. However, it was built late during the era that the Doerr brewery operated at the site, and the association with the brewery development has not been clearly established. It is not a good example of vernacular houses or this era, and therefore appears to not be eligible for the National Register under either Criteria A or C.

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

***B12. References**

J. P. Munro-Fraser, History of Santa Clara County, 1881.
San Jose Assessment Block Books, c.1880s-1915.
San Jose City Directories, 1870-1950.
San Jose Sanborn Fire Insurance Maps, 1884-1961.
San Jose Tax Assessment Records, 1864-1875.
Thompson & West Historical Atlas, 1876.
School District Maps, 1930s.



B13. Remarks: None

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** Aug. 23, 2000

(This space reserved for official comments)

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) Davis House and Apartments

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T**.7S.; **R**.1E.; Mount Diablo **B.M.**
c. Address 465-475 South Fourth City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599011mE/ 4132117mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-092.
West side of South Fourth Street between San Salvador and East William Streets.

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

Lewis Davis, an interior decorator, built the house at 465 South Fourth St. in 1922 under building permit 479. Containing six rooms, it served as a single family residence until mid-century, and was later expanded to include three units total.

In the 1950s, Davis had the two-story modern apartment building constructed on the property to the south at 475 South Fourth St., and wrapped the new building around the rear of what had previously been his house.

The 1922 building is a modest Spanish Colonial Revival design with a projecting porch and tile roof. The front setback is landscaped, and the building appears to have integrity to its original design from the street and is generally in good condition.

(Continued on next page, DPR523L)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, accession #)
View facing northwest, May 2017.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1922/1955, 95 to 62 years old, building permits.

***P7. Owner and Address:**
Walter E. Harding

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** June 1, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC: Historic Report, South Fourth Street Mixed-Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California, 2017.

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

(Continued from previous page, DPR523A)

The newer apartment building is a vernacular mid-century modern design with flat roof, aluminum slider windows, and brick wainscot. Carports are tucked under the building at the rear.

A review of the property history has found no significant personages associated with this building, and the building design of both buildings lacks distinction. As the Davis House at 465 South Fourth St is presently listed on the San Jose Historic Resources Inventory as an Identified Structure (IS), the property warrants further investigation to determine if it meets the minimum qualifications to listing.



Front of 475 South Fourth St., viewed facing southwest.

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

Page 1 of 1 ***Resource Name or #:** (Assigned by recorder) Guerra Apartment Building

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T.**7S.; **R.**1E.; Mount Diablo **B.M.**
c. Address 402 South Fourth St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598999mE/ 4132230mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-063.
Southeast corner of South Fourth and San Salvador Streets.

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

Constructed in 1960 for Michael Guerra, 2-story apartment building is vernacular in design and modern in character.

The 2-story 7-unit apartment building is a vernacular wood-framed modern design with stucco cladding, replaced vinyl windows, and a low-slope projecting eave roof. It is rectangular in shape with open carports tucked under the building at San Salvador Street. The site lacks landscaping and the front setback is used for parking. The building appears to have integrity to its original design except for the replacement windows and is generally in good condition.

A review of the property history has found no significant personages associated with this building, and the building design itself lacks distinction. It does not qualify for the Historic Resources Inventory.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, accession #)
View facing east, May 2017.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1960, 57 years old, building permit 32481.

***P7. Owner and Address:**
Joseph Guerra

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** June 1, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC: Historic Report, South Fourth Street Mixed-Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California, 2017.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ 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 RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource Name or #:** (Assigned by recorder) Ancara & Guerra Apartment Building

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T.**7S.; **R.**1E.; Mount Diablo **B.M.**
c. Address 418-420 South Fourth St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599019mE/ 4132218mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-088.
East side of South Fourth Street between San Salvador and East William Streets.

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

This 2-building apartment complex was built in 1957 for Michael Guerra of Guerra Realty Company and a member of the Ancara family.

The two 2-story 6-unit apartment buildings are vernacular wood-framed modern designs with stucco cladding, replaced vinyl windows, and a low-slope projecting eave roof. They are rectangular in shape and placed side-by-side with parking at the rear. The site lacks landscaping and the front setback is used for parking. The building appears to have integrity to its original design except for the replacement windows and is generally in good condition.

A review of the property history has found no significant personages associated with this building, and the building design itself lacks distinction. It does not qualify for the Historic Resources Inventory.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, accession #)
View facing east, May 2017.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1957, 60 years old, building permit 25843.

***P7. Owner and Address:**
Michael and Victoria Guerra

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** June 1, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC: Historic Report, South Fourth Street Mixed-Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California, 2017.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ 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 RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

 ***Resource Name or #:** (Assigned by recorder) Veterans of Foreign Wars Hall

P1. Other Identifier: Veterans of Foreign Wars Memorial Building

***P2. Location:** ☐ **Not for Publication** ☒ **Unrestricted** ***a. County** Santa Clara
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** San Jose East **Date** 1980 photorevised **T**7s; **R**1e; Mount Diablo **B.M.**
c. Address 430 South Fourth St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599030mE/ 4132200mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-087
east side of South Fourth Street south of East San Salvador Street.

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

The Veterans of Foreign Wars Hall (VFW) building, now under private ownership and converted to an office building, is a one-story over basement, Mid-century Modern design associated with infill development in San Jose's East Downtown Frame during the post-World War II period. Located in a residential area of mixed density housing south of San Jose State University, the building is a modest representation of the Modern design type, and is characterized by materials common to local commercial design during the emerging urbanization of San Jose. The building is minimally embellished, and clad in typical materials of the period such as stucco, masonry block and brick wainscot, and metal framed windows. Modern designs by local architects in San Jose during this period can be recognized by their horizontal compositions, flat roofs, corner windows, and interplay of simple volumes.

(Continued on page 2, DPR523L)

***P3b. Resource Attributes:** (List attributes and codes) HP13. Community center/social hall

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



P5b. Description of Photo: (View, date, accession #)
Front façade viewed facing east, November 2014.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1950, 64 years old, building permit.

***P7. Owner and Address:**
Chien Lee
430 South Fourth St.
San Jose, CA 95112

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** Nov. 26, 2014

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

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

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

(Continued from page 1, DPR523a, P3a Description)

The subject property is a large half-acre site containing the subject hall building and small ancillary storage building to its rear next to a small original parking area, and a larger parking area added during the 1960s to the south of the hall building. The surrounding area encompasses a variety of residential buildings, including large apartment complexes located across South Fourth Street and further along the block to the south of the subject property. The larger buildings are of the same vintage as the hall building, and reflect an expansion period of the South Campus area when many older houses were removed and replaced with larger rental housing structures. During this mid-century period, social halls were allowed by right under San Jose's zoning code in multi-family designated areas such as the South Campus area.

The building is generally square in shape with a small setback at the entry where a set of wide concrete steps lead to the raised floor level of the main hall area. To the rear of the entry is a small office area, and entry into a large room that served as the general assembly area. A rear door is located along a jog in the north elevation providing exiting from the office area, and a secondary access to the assembly area is located at the northeast corner of the building, where a narrow set of steps lead to a single rear door. The rear doors are of simple slab design. At the rear elevation, the entry is accessed by a steel framed base and steps which is framed by metal tube railings. At the opposite side of the rear elevation is a similarly detailed access to the basement rooms.

The main hall building has a low-slope hipped roof and is stucco-clad. Use of masonry block foundation walls is evident in the basement area. The brick wainscot at the front is a common brick facing found on Minimal Tradition designs of the period. A brick volume bumps out at the southwest corner to create a wrap at the corner. The windows that punctuate the walls are metal framed and appear all to be original. They vary in size, although most are operable casement with some fix panes on the larger units. Security meshes have been added to most of these windows at the main hall level. The front entryway doors have been replaced.

The plane of the roof appears to extend out flat into the eaves, creating the horizontal profile of the building. The outer edges of these eaves have slanted fascias of wood and stucco soffits underneath. The exception to this pattern is the entry canopy that thinly projects out from the porch. This canopy has vertical wood fascias and is supported by think metal tube posts.

The rear ancillary building is a simple rectangle and is more vernacular in design. It has a hipped roof, stucco walls, metal windows, and two simple slab doors.

Site paving for parking and circulation fills much of the open site, although the front setback is landscaped with lawn and foundation shrubbery. The remaining portions of the site lack landscaping features except for some bushes along the front metal fence. A metal entry gate and fencing protects the site from access after-hours. The site has a small pole monument sign near the entry that once provided identification of the use.

The site is in fair condition, with few exterior renovations to the original design.

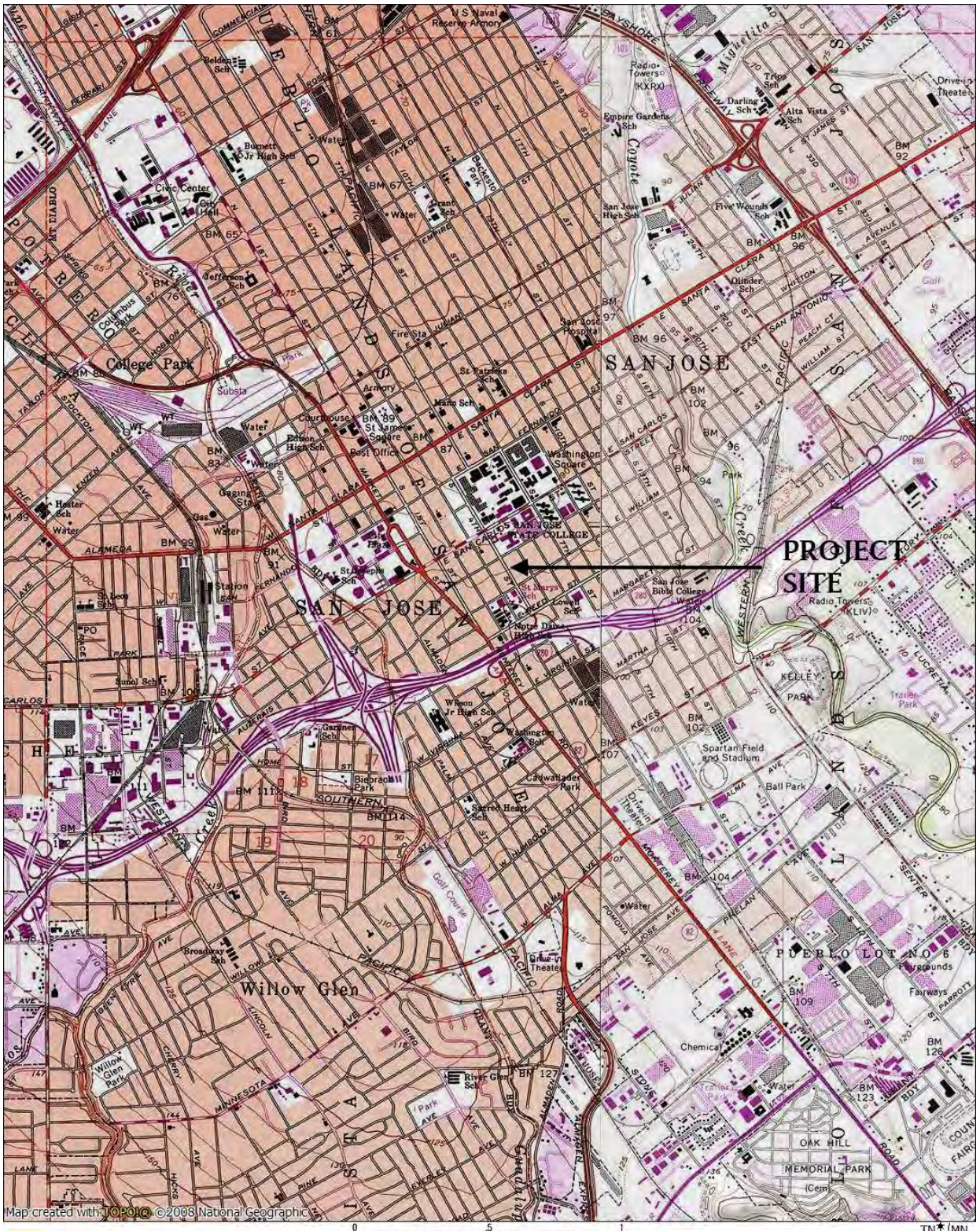
Integrity and character-defining features:
The VFW Hall building has integrity to its original design and character per the National Register's seven aspects of historical integrity. It maintains its original location in a residential area – many of the surrounding properties were redeveloped in the same time period as the hall building. The building has integrity to its modest mid-century design, including its horizontal style, simple building volumes, and stucco cladding. The building includes original brick veneer against stucco walls that represents mid-century workmanship, but the remainder of the building is comprised of repetitive materials, so the workmanship is unremarkable in general. The windows are mostly original, but the front entryway has been replaced. The building maintains it original scale, and feeling associated with a social hall from the post-World War II period.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI #
Trinomial

Page 3 of 12 ***Resource Name or #** (Assigned by recorder) Veterans of Foreign Wars Hall

***Map Name:** USGS 7.5' San Jose West and East composite ***Scale:** n.t.s. ***Date of Map:** 1980 photorevised



BUILDING, STRUCTURE, AND OBJECT RECORD

 ***NRHP Status Code** 6z

***Resource Name or #** (Assigned by recorder) Veterans of Foreign Wars Hall

B1. Historic Name: Veterans of Foreign Wars Hall
B2. Common Name: None
B3. Original use: Social hall B4. Present Use: Offices
***B5. Architectural Style:** Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Constructed 1950 (San Jose Building Permit #10067). Modified for offices in 1992 (San Jose Building Permit 83697) by JND Electronics for subsequent owner James R. Castellanos.

***B7. Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** n/a **Original Location:** n/a
***B8. Related Features:**

Detached related storage building.

B9a Architect: Unknown b. Builder: M. L. Blanchfield
***B10. Significance:** **Theme** Social, Arts & Recreation **Area** East Downtown Frame (University SNI)
Period of Significance 1950-1990 **Property Type** Social Hall **Applicable Criteria** none
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Veterans of Foreign Wars Hall Association, a non-profit organization of local Veterans of Foreign Wars (VFW) Posts 344 and 4236, was formed in 1946 to construct a Memorial Building and Post home. In 1947, the group acquired the most northerly parcel of the subject property for $7,000, now known as 430 South Fourth Street. They demolished an existing single family residence, then addressed as 432 South Fourth St., and constructed the existing building at 430 South Fourth St. in 1950, at a cost of about $20,000 with funds raised by their building committee headed by Commanders Edward Harris and Edwin Wetterstrom.

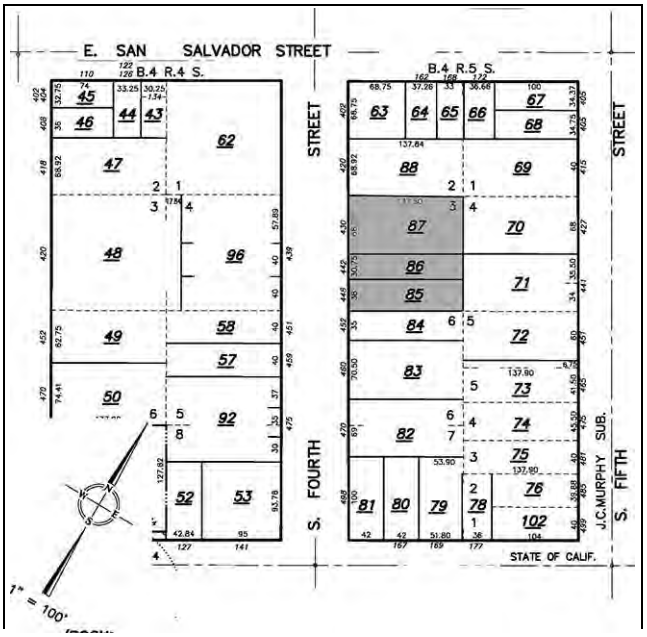
Sometime in the 1960s the site was expanded with the demolition of two residences to the south of the hall building, and a parking lot was constructed on these two lots to serve the use.

Today, the property continues to exist as three separate parcels. The building is used for offices. It was initially acquired from the VFW Hall Association in 1989, by Kenneth and Linda Orvick, and James R. Castellanos (SCC Official Records Book K973 Page 1726 and 1728, recorded June 2, 1989). Castellanos was responsible for converting the building to office uses in 1992. He sold the property to the current owner in 1995.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

Polk Company, San Jose City Directories, 1941-1978.
San Jose, City of, building permits.
San Jose Evening News, 10/16/1947.
Sanborn Fire Insurance Maps, 1939, 1950, 1962.
Santa Clara, County of, Official Records.
www.foursquare.org/about/history, accessed 11/18/2014.
www.vfw.org, accessed 11/18/2014.
Architectural Resources Group, *City of San Jose East Downtown Frame Historic Resources Survey*, 2002.



***B12. References:**

B13. Remarks: Proposed demolition

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** 11/26/2014

(This space reserved for official comments.)

(Continued from previous page, DPR523b, B10 Significance)

The site of the building originally housed a single family residence. In the 1940s, the property was acquired by the Reverend Floyd J. Brock of the Four Square Gospel Church, a Pentecostal denomination founded in 1923, by Aimee Semple McPhereson in Los Angeles. Floyd and his wife had come to San Jose in the summer of 1940, and held their first tent meeting with the assistance of Dr. Myron Sackett, Foursquare Field Supervisor, and the Rev. Raymond Boatright. By the fall of 1940, services had been moved to the San Jose Women's Club building on South Eleventh Street, with prayer services held in the house on the subject property at 432 South Fourth St. By the end of World War II, the property had been acquired by Clarence E. and Helen Sheppard. Clarence was with the United States Marine Corps, and likely helped facilitate the purchase of the property by the VFW Hall Association. At that time, the VFW was being housed at 85 West San Carlos St. The VFW Posts were first organized in San Jose early on during the twentieth century.

America's first veterans' organizations formed after the Civil War, with the VFW following after the Spanish-American War of 1898. The American Legion was formed in 1919, which served the World War I Allied Expeditionary Forces, Disabled American Veterans in 1921, and Military Order of the Purple Heart in 1958. At the time of the acquisition of the property by the Veterans of Foreign War Hall Association, Veteran organizations in San Jose were served by various American Legion Posts and the two VFW Posts. In Santa Clara County, numerous veterans' organizations are served today under the Office of Veterans Services, including seven posts of the Veterans of Foreign Wars.

By the early fifties, the VFW hall served a number of veterans' organizations, including: The American Legion San Jose Post No. 89 and Auxiliary, Disabled American Veterans James O'Malley Chapter No. 148, VFW Hugh and Thomas Johnson Post No. 4236 and Auxiliary, Unknown Soldier Chapter No. 42 Military Order of the Purple Heart, VFW Hall Association, The VFW Randolph T Zane Post No. 344 and Auxiliary, and Veterans of Foreign Wars San Jose Nisei Memorial Post No. 9970. The latter two are still active in San Jose on Minnesota Avenue and at 565 North Sixth St., respectively.

Other non-military oriented social organizations were also located at the building, including Daughters of Scotts Bonnie Doon Lodge No. 209, Independent Order of Foresters Court Observatory No. 1128, Sons of Norway Nordahl Grieg Lodge No. 52, and Tricario Club men's Italian social club. Additionally some trade organizations also were headquartered in the building, including Typographical Union Auxiliary No. 145, and United Commercial Travelers of America San Jose Council No. 623. By the 1960s, a number of local Union organizations also located at the building at 430 South Fourth St.

The Veterans of Foreign Wars of the United States, Inc., the national affiliate organization of the local VFW posts, was formed in 1899 in Columbus, Ohio, by Spanish-American War veterans of the 17th regiment of Infantry, Ohio National Guard. The membership evolved to active or honorably discharged officers and enlisted citizens of the United States who have served in its military service "in any foreign war, insurrection or expedition, which service shall be recognized by the authorization or the issuance of a campaign medal." The national organization, now centered in Washington D.C., established a mission that aimed to ensure national security through maximum military strength, to speed the rehabilitation of disabled and needy veterans, to assist veterans' widows and orphans and the dependents of needy or disabled veterans, and to promote Americanism through education in patriotism and community service. During the twentieth century, the nationwide program was expanded to serve disabled veterans of all wars, members and nonmembers alike, in matters of government compensation and pension claims, hospitalization, civil-service employment preferences, etc.

The VFW has more than 10,000 local units, called "posts" of which Santa Clara County currently has seven. Of the primary VFW posts (344) and (4236) at the time of construction of the subject building, 344 still exists and is now located with the American Legion Post at 1054 Minnesota Ave. in San Jose's Willow Glen district.

(Continued on next page)

(Continued from previous page)

Evaluation

The Veterans of Foreign Wars Hall was surveyed as part of the East Downtown Frame Historic Resources Survey conducted by Architectural Resources Group (ARG) for the City of San Jose in 2002, although it was not identified or recorded as a historic resource at that time. The VFW Hall building has not been previously evaluated as a part of any other local, state, or national survey of historic resources.

The subject property is not currently designated or listed on any local, state, or national registers, nor has it been previously identified as a part of any City of San Jose or County of Santa Clara historic property surveys.

There are no noteworthy historic personages or events connected with the property that would cause it to be historically significant based on such associations. The VFW Hall Association was an affiliate property holding organization of the local Posts of the Veterans of Foreign Wars, and is not a significant entity in itself. The Veterans of Foreign Wars however is a significant national organization, chartered to provide services for veterans and with a long history of social service in America since 1899. They appear to have first established at least one post in San Jose by the 1920s. While the organization continues to serve residents of Santa Clara County, they decommissioned this site over a quarter a century ago. No information was found that identifies this building itself as an important aspect to the organization's history of service locally.

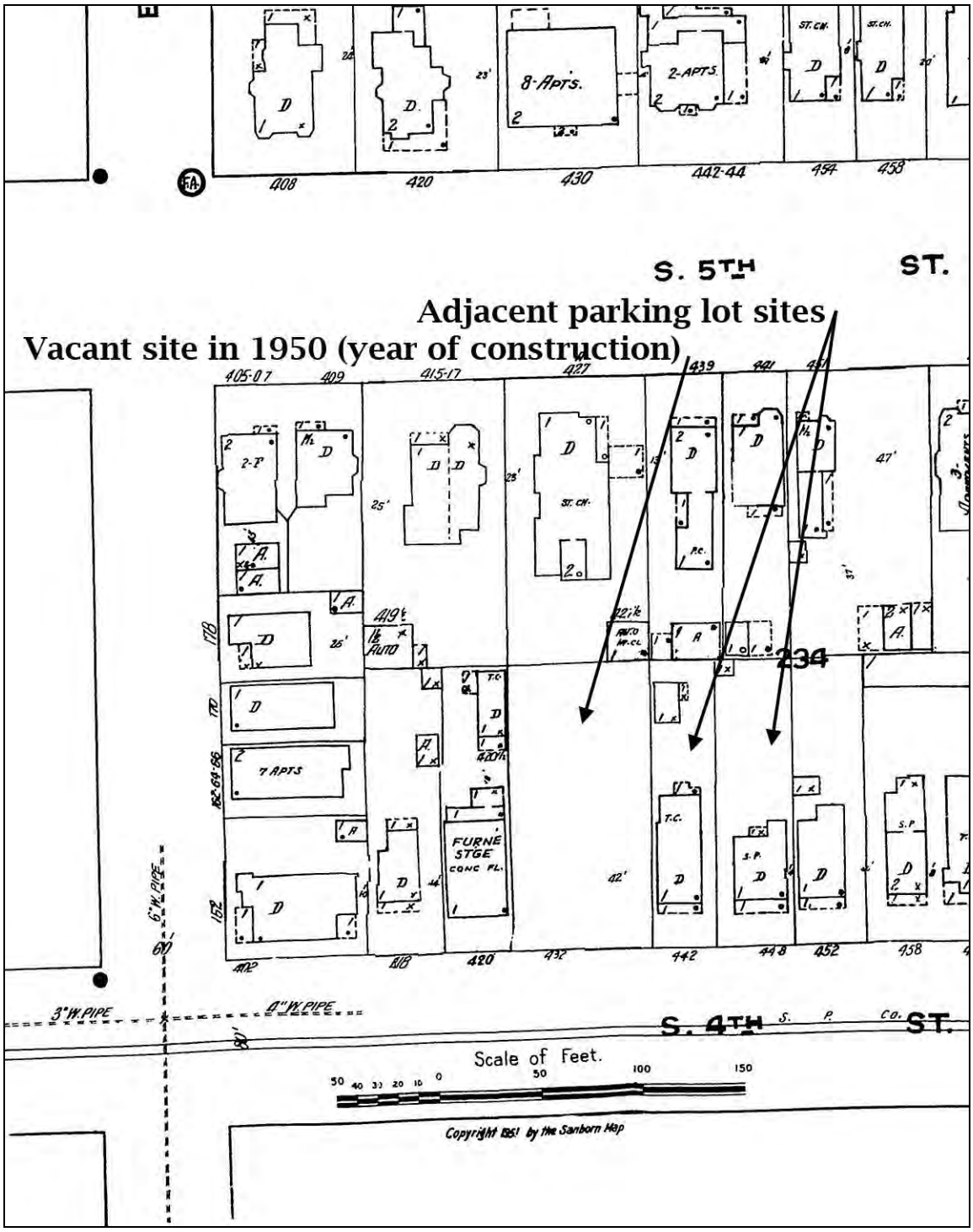
The architect of the hall building is not known, and could not be located in local building journals from the period of construction. The building is clearly architect designed, and is consistent with the work of local architects during the first decade after World War II.

Although there is a mix of residential uses in the immediate area, the neighborhood is characterized by a variety of ages, styles, and types of buildings. Development patterns indicate a period of growth in the South Campus area during the construction of this building. A preliminary visual assessment does not indicate an identifiable district of historic properties in the vicinity related to this pattern of development.

The hall building is not architecturally significant within the larger context of local post-World War II Mid-century Modern architecture. Although the original design indicates a regional adaption to the popular International Style in its use of expressed form and simple decoration, it is not a distinctive representation of this style. The character of the original design of the Veterans of Foreign Wars Hall building has been maintained, although the loss of the original front entry unit and doors has reduced the integrity somewhat.

Because the building and site today is not a distinctive example of its early design type, is not associated with important personages, is not the site of important events, nor does it continue to be representative of patterns important to the history of San Jose, the property does not appear eligible for the National Register of Historic Places under any of the applicable Criteria (A), (B), or (C) or the California Register of Historical Resources under (1), (2), or (3).

The property was also evaluated under the City of San Jose Historic Preservation Ordinance to determine if it would be eligible for local historic landmark designation under current City policies and ordinances. While the building does retain some important associations with an important social group of veterans in the post-World War II period, the building in itself does not exemplify this association in a way that demonstrates the City's cultural, economic, social or historic heritage. The building's character does not appear to relate directly to or maintain important associative values that are related to the important contributions that the veterans' organizations have had in San Jose and Santa Clara County. These organizations, of which there are many locally, continue to contribute to the community into the present, but their physical locations are diverse, and the locations appear to be unrelated to the important role that these organizations play in modern society. Consequently, it would not appear that the property would be eligible for City Historic Landmark designation.



Sanborn Fire Insurance map, 1950 (subsequent to demolish of house at 432 South Fourth St. and prior to construction of hall at 430 South Fourth St.



Front façade and entry, viewed facing east.



Front façade from driveway, viewed facing southeast.



Front entry steps and main entry, viewed facing east.



North elevation along driveway, viewed facing southeast.



Southwest corner of building at street, viewed facing north.



South elevation, viewed facing northwest.



Rear elevation and parking area, viewed facing southwest.



Northeast corner of building at rear, viewed facing southwest.



Ancillary storage building at rear of hall, viewed facing south



Ancillary storage building at rear of hall, viewed facing north.

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

Page 1 of 1 ***Resource Name or #:** (Assigned by recorder) DiManto Apartment Building

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T.**7S.; **R.**1E.; Mount Diablo **B.M.**
c. Address 452 South Fourth St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599045mE/ 4132166mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-084.
East side of South Fourth Street between San Salvador and East William Street.

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

Built in 1957, this two-story 6-unit apartment building was constructed for John DiManto.

The building is a modest wood-framed vernacular but modern design with Minimal Traditional character with stucco cladding, replacement vinyl windows, low-slope roof and brick-clad front façade wall. Units are accessed off a side driveway that leads to a rear parking carport. It has a rectangular u-shaped footprint with a front open stairway to the upstairs units. The front setback is paved and used for parking. The building appears to have integrity to its original design and is generally in good condition.

A review of the property history has found no significant personages associated with this building, and the building design itself lacks distinction. It does not qualify for the Historic Resources Inventory.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, accession #)
View facing east, May 2017.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1957, 60 years old,
building permit 26573.

***P7. Owner and Address:**
Karen Chubb Lipscomb Trust

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** June 1, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC: Historic Report, South Fourth Street Mixed-Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California, 2017.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ 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 RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource Name or #:** (Assigned by recorder) Troy Apartment Building

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T.**7S.; **R.**1E.; Mount Diablo **B.M.**
c. Address 460 South Fourth St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599057mE/ 4132154mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-083.
East side of South Fourth Street between San Salvador and East William Streets.

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

This 3-story apartment 20-unit building was built by owner Charles Lane in 1964. Lane was a contractor who also built Maria Lane Apartments at 439 South Fourth St. a year later.

The building is a wood-framed vernacular but modern design with stucco cladding, replacement vinyl windows, and a flat roof eave. It has a rectangular footprint with a central internal hallway accessed by a front open stair. Onsite parking is housed subgrade accessed by a ramp along the north property line. The building appears to have integrity to its original design although the open balcony structures have been replaced.

A review of the property history has found no significant personages associated with this building, and the building design itself lacks distinction. It does not qualify for the Historic Resources Inventory.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, accession #)
View facing east, May 2017.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
963-1964, 53 years old, building permit 42819.

***P7. Owner and Address:**
Jing Yuan Trust

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** June 1, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC: Historic Report, South Fourth Street Mixed-Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California, 2017.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ 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 RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource Name or #:** (Assigned by recorder) Alkadee Apartments

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T.**7S.; **R.**1E.; Mount Diablo **B.M.**
c. Address 470 South Fourth St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599069mE/ 41321236mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-082.
East side of South Fourth Street between San Salvador and East William Streets.

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

The 13 or 14-unit Alkadee Apartments was built around 1954. The owner at that time was not identified as the permit is missing from the City's database.

The building is a wood-framed vernacular but modern design with stucco cladding, aluminum and replacement vinyl windows, front brick wainscot, and a flat roof and eave. It has a rectangular u-shaped footprint facing the driveway on the north property line. Onsite parking is housed in carports at the rear. The front setback is landscaped, and the building appears to have integrity to its original design and is generally in good condition.

A review of the property history has found no significant personages associated with this building, and the building design itself lacks distinction. It does not qualify for the Historic Resources Inventory.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, accession #)
View facing east, May 2017.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
Ca. 1954, 63 years old, city directories.

***P7. Owner and Address:**
Owens and Alameda Trusts

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** June 1, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC: Historic Report, South Fourth Street Mixed-Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California, 2017.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ 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 RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 2 ***Resource Name or #:** (Assigned by recorder) McCormick Triplex /Spartan Barbershop

P1. Other Identifier: Bicycle Express

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T**.7S.; **R**.1E.; Mount Diablo **B.M.**
c. Address 131-135 and 137-141 East William St., 487 South Fourth St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599032mE/ 4132082mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-053.
Northwest corner of South Fourth and East William Streets.

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

Located on the northwest corner of South Fourth and East William Streets, in 1927 James and Margaret McCormick built this 2-story triplex for themselves, family members, and for rental. They hired architect Charles McKenzie to prepare the drawings as report in *Architect & Engineering News* on March 5, 1927. Permit 523 was issued to construct the building on May 16.

The upper unit is six rooms and the lower two units are three rooms each. The building is stucco clad and rectangular with a hipped roof, and has a central recessed entry flanked by doubled Tuscan columns tucked under a balconette with metal rails. Each unit has a large focal window with side lites separated with engaged columns. They face East William Street. The lower focal windows have arched recesses above the headers with cast stucco ornamentation. This building appears to have a high level of historic integrity and is well maintained. *(Continued on next page, DPR523L)*

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property /HP6. 1-3 story commercial building

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



P5b. Description of Photo: (View, date, accession #)
View facing northwest, May 2017.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1927 and 1956, 61-87 years old, building permits.

***P7. Owner and Address:**
E. & J. Quye Trust
C., K., & S. Clifford

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** June 1, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC: Historic Report, South Fourth Street Mixed-Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California, 2017.

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

(Continued from previous page, DPR523A)

The original corner property has been merged with two adjacent lots that were developed or redeveloped in the mid-1950s with commercial structures oriented to the college with apartments above. The building at 487 South Fourth St. is a vernacular modern design and has housed a barbershop since built. Open stairs are located on the north side of the building and a driveway provides access to carports on the south side.

The building at 131-135 East William St. is the present location of Bicycle Express, and has had various commercial uses over time. It has apartments over the store and extends deep into the lot.

A review of the property history found no significant personages associated with the early development. The corner McCormick Triplex however is a very good design representative of the work of architect Charles McKenzie from the 1920s, of which little is known at present. McKenzie was partner with architect Frank Delos Wolfe from the late 1890s until late 1910, and had a long career as a sole proprietor for an additional 30 years. His work with Wolfe has had a profound and lasting effect on the built environment of San Jose. Additional investigation and analysis is necessary to determine if the building is California Register eligible or meets the criteria for city landmark designation. However, the building appears to qualify for the Historic Resources Inventory as a Structure of Merit. The remaining two buildings on the site would not individually qualify for the Inventory.



East William Street frontage



South Fourth Street frontage

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

Page 1 of 1 ***Resource Name or #:** (Assigned by recorder) Dr. Shottenhamer House

P1. Other Identifier: none

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T.**7S.; **R.**1E.; Mount Diablo **B.M.**
c. Address 127 East William St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599014mE/ 4132072mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-052.
North side of East William Street between South Third and South Fourth Streets.

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

Constructed for Dr. Cybil Shottenhamer and his wife Emily in 1923, this two-story residence was converted to a duplex in recent years and may have returned to single family use as a result of code enforcement action in 1998.

The building has a Mission Revival character with battered front walls and an arched focal window. The building is rectangular with a hipped roof over open rafter-tail eaves and a central recessed entry with small porch canopy. Window have been replaced with vinyl inserts, and upper front windows have attached metal balconettes. The building has integrity to its original design although compromised with the replacement windows. It is in good condition.

No significant personages are associated with the property, and it lacks architectural distinction. The building does not qualify for the Historic Resources Inventory.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, accession #)
View facing north, May 2017.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1923, 94 years old, building permit 476.

***P7. Owner and Address:**
My Huong Cheung

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** June 1, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC: Historic Report, South Fourth Street Mixed-Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California, 2017.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ 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 RECORD

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

***Resource Name or #** (Assigned by Recorder): SJCDHS073

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: 494 S Almaden Ave. **City** San Jose **ZIP:** 95113

d. UTM: (Give more than one for large/or linear resources) 10S 598490mE 4131779mN

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

Assessor's Parcel Number: 264-30-015

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

This two-story residence creates an imposing presence at the corner of Almaden Avenue and Balbach Street. It is a unique transitional style with a concentration of Prairie style elements as well as some earlier Victorian design details. This wood-frame structure has a moderate-slope hipped roof with a low, hipped eyebrow dormer on the west side. The roof is currently covered with composition shingles. There are small horizontal ventilation windows in the dormer.

The house has a rounded corner and the roof hip is rounded as well. The moderately deep eaves feature exposed rafter tails and a wide frieze band below. The frieze touches the upper level window header trim. Below the second story windows is a decorative band of shingles and built-up trim. It serves as an apron for the upper windows and a flat representation of a cornice for the first floor. The shingle siding is a holdover from earlier Victorian detailing, but the proportions are Prairie style. Between the upper level windows, the house is sided with tri-bevel drop siding. The body of the first floor is covered with horizontal v-groove drop siding.

Some of the double-hung windows have replacement sash. There is more than one entrance to this residence. A pair of entrances face Almaden Avenue. Another main entry is via a recessed porch that opens onto Balbach Street. The Almaden Avenue porch is of recent manufacture and has a replacement railing; however, what appear to be original decorative flat hoods protect the doorways.

The house is raised above grade and is sited behind a small yard.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo:
(View, date, accession #)
5/2000
View from west

***P6. Date Constructed/Age Sources:**
Circa 1903
Block books/Sanborns

***P7. Owner and Address:**
David W. Yancey
1141 Owsley Ave
San Jose CA 95112

***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)

BUILDING. STRUCTURE. AND OBJECT RECORD

***NRHP Status Code:** None

***Resource Name or #** (Assigned by recorder): SJCDHS073

B1. Historic Name: Greeninger House

B2. Common Name: n/a

B3. Original Use: Residential **B4. Present Use:** Residential

***B5. Architectural Style:** Prairie Style

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Built 1903, possible modifications 1910

***B7. Moved?** no **Date:** n/a **Original Location:** n/a

***B8. Related Features:** none

B9. Architect: Not known **b. Builder:** Not known

***B10. Significance: Theme** Architecture & Shelter **Area** Downtown San Jose

Period of Significance 1903-1918 **Property Type** Apartments **Applicable Criteria** None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

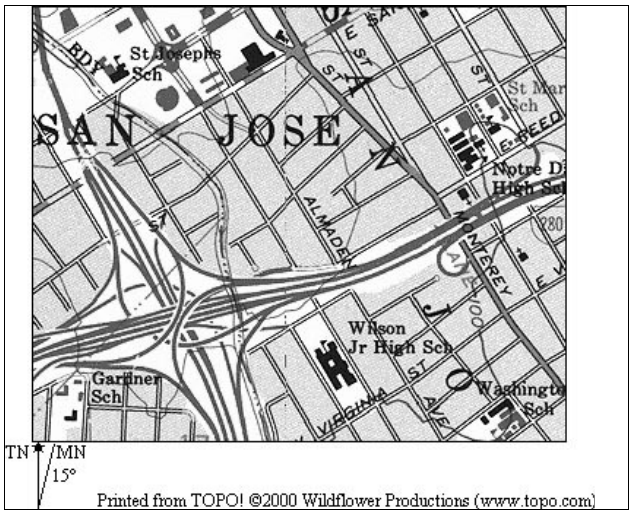
Adolph Greeninger built the house at 494-496 South Almaden Avenue in about 1903. This new house at the northeast corner of Balbach Street and South Almaden Avenue replaced Greeninger's former residence across the street on the northwest corner of Balbach and Almaden. In the 1870s, Greeninger was a member of the German community whose residences centered on and around Balbach Street. In his early career he had worked as a carriage painter for John Balbach. As founder of the Globe Carriage Works, he became one of Balbach's major competitors in the 1880s and 1890s. Upon the sale of this house to W. L. Koeberle in 1914, the Greeninger family bought the old Balbach house at 523 South Market Street. By 1924, Charlie and Carolina Curti owned the property; and in the 1930s, F. L. Spang and W. J. and L. B. Abbott owned the property.

This house is associated with Adolph Greeninger who is a significant personage and leader within the ethnic German community that populated the southern portions of the downtown area. The house was designed in a unique adaptation of the Prairie Style, and remains a significant visible reminder of the history of the area. The integrity of the original design has been compromised to some extent; and determination of eligibility for the National Register under Criterion C cannot be clearly determined without further investigation. The building however would appear to qualify for the California Register due to the design and association with Adolph Greeninger.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

***B12. References**

F. G. Harriman, Block-Book of the City of San Jose, 1909.
San Jose Assessor's Block Books c1890-1900.
San Jose City Directories, 1870-1950.
San Jose Sanborn Fire Insurance Maps, 1884-1961.
Thomas Bros., Block Book, 1924



B13. Remarks: None

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** Aug. 23, 2000

(This space reserved for official comments)

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 _____

Page 1 of 12 ***Resource Name or #:** (Assigned by recorder) Mojmir Apartments

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **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 Photo Revised **T** 7S ; **R** 1E ; Mount Diablo **B.M.**
c. Address 470 South Third St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598966mE/ 4132088mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-050

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

The 1922 Mojmir Apartment building incorporates Renaissance Revival influences into its relatively formal exterior design. The apartment building represents, through its form and detailing, a fairly rare building type; one of a few multifamily apartment buildings constructed in the downtown area during the early part of the twentieth century. It is located in the southeast portion of the core area in a neighborhood of mixed single-family and multifamily residences.

The building faces South Third Street near East William Street. The larger neighborhood includes a mix of house styles and buildings types, most if not all at least 50-years in age. A new residential facility is present being constructed on the property to the immediate south of this apartment building.
(Continued on next page, DPR523L)

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, accession #)
Viewed facing southeast, July 2007.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1922, 85 years old, building permit.

***P7. Owner and Address:**
Steve Cohen
470 S Third St. #10
San Jose, CA 95112

***P8. Recorded by:** (Name, affiliation, and address)
F. Maggi, C. Duval, & L. Dill
Archives & Architecture
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** Aug. 16, 2007

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

***P11. Report Citation:** (Cite 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 ☒ Building, Structure and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

(Continued from previous page, DPR523a, P3a)

The immediate setting includes a modest front yard area, raised along the length of the sidewalk by a sloping lawn border. The angle is established by sloping concrete curbs that flank the lawn and the pair of front walkways. The yard is generally landscaped with low foundation plantings as well as lawn, and the property is shaded by large street trees. The two side yards are paved for narrow driveways that lead to the back parking area. The property includes a detached seven-car carport to the rear of the apartment building, along the rear property line.

This stucco apartment building is a distinctive local example of the Renaissance Revival style. It has both integral and applied features that provide formal symmetry and detailed complexity. The two-story building has a raised, large, slightly "T"-shaped footprint and a square profile that comes from its flat roof and clean, somewhat boxy form. The front rectangular block of the building parallels the street, and a somewhat narrower wing extends to the rear, most of the depth of the parcel. The building encompasses narrow light wells within its larger mass. The base of the building includes a raised, full-width patio, set off from the front yard with turned concrete balusters and a heavy handrail. The center of the patio, in front of the front entry, projects forward in a shallow arc, between the two sets of front steps. The corners of the balusters are marked by stucco piers.

Front entry is through a one-story recessed porch with a projecting classical portico. The portico is made up of shallow, double pilasters at the wall face behind a single pair of detached Tuscan columns. The columns and pilasters support an entablature and wrought-iron balconette that steps forward over the columns. The entablature is ornamented with a series of swags in bas-relief along the frieze. The railing is very simple; it features narrowly spaced vertical balusters that transition into a square pattern along the top; the pattern includes a quatrefoil opening at each upper corner. The entry floor is finished with white hexagonal tiles featuring a mosaic of the address and building name; these are surrounded by a square-tile border with a colorful geometric pattern. The baseboards are marble. The side walls of the portico have wood battens and trim that surround stucco panels; the mailbox is integrated into the wall. The entry also features an ornamental frieze and crown molding with a variety of decorative bands, including stylized triglyphs and eggs-and-darts, as well as a thin rope pattern at the ceiling. Accent windows are centered above the front entry; they consist of a multi-lite center unit with narrow 3-lite windows on each side. The center window includes an arched center lite, surrounded by smaller lites. The accent windows are visually connected by an entablature that acts as a sill band. Four somewhat shallow and vertical acanthus-carved corbels support the entablature.

Original fenestration consists primarily of tripartite wood units that each has a fixed center window flanked by operable sash. The center sash has multiple lites across the top of a 1-lite picture window; the outer windows were reportedly wood casements, but have been replaced with 1/1, single-hung aluminum windows. The stucco arches are above the center windows of the lower windows only. The windows are stacked and placed symmetrically. On the side elevations are many 1/1, double-hung windows placed individually and in pairs. These are interspersed between the larger window units. The windows are all surrounded by standard stucco molding and have sills with shaped aprons. The second-story windows feature balconettes. These are supported on deep acanthus-carved corbels similar to the ones at the center accent window. The railings on the balconettes are wrought-iron and consist solely of moderately-spaced vertical balusters and a thin top railing. Other openings include paired wood-louvered vents that originally provided fresh air to interior kitchen cabinets, as well as screened foundation vents at grade.

(Continued on next page)

(Continued from previous page)

The walls are clad in sand-textured stucco that is accented above the first-floor picture windows by arched stucco panels in a floral pattern with bas-relief bowls. The front façade of the building has a distinctive cornice band set below the parapet wall; it features a swag pattern on the frieze and wraps onto the front of the two side walls. Modillion blocks support the upper crown molding. The rear portion of the building has a pair of simple bands at the height of the more elaborate front cornice. The parapet steps into pedestal forms at the outer front corners and at the centerline of the front façade. These features accentuate the formal symmetry of the building and create some interest at the roofline. The base of the front portion of the building has a watertable.

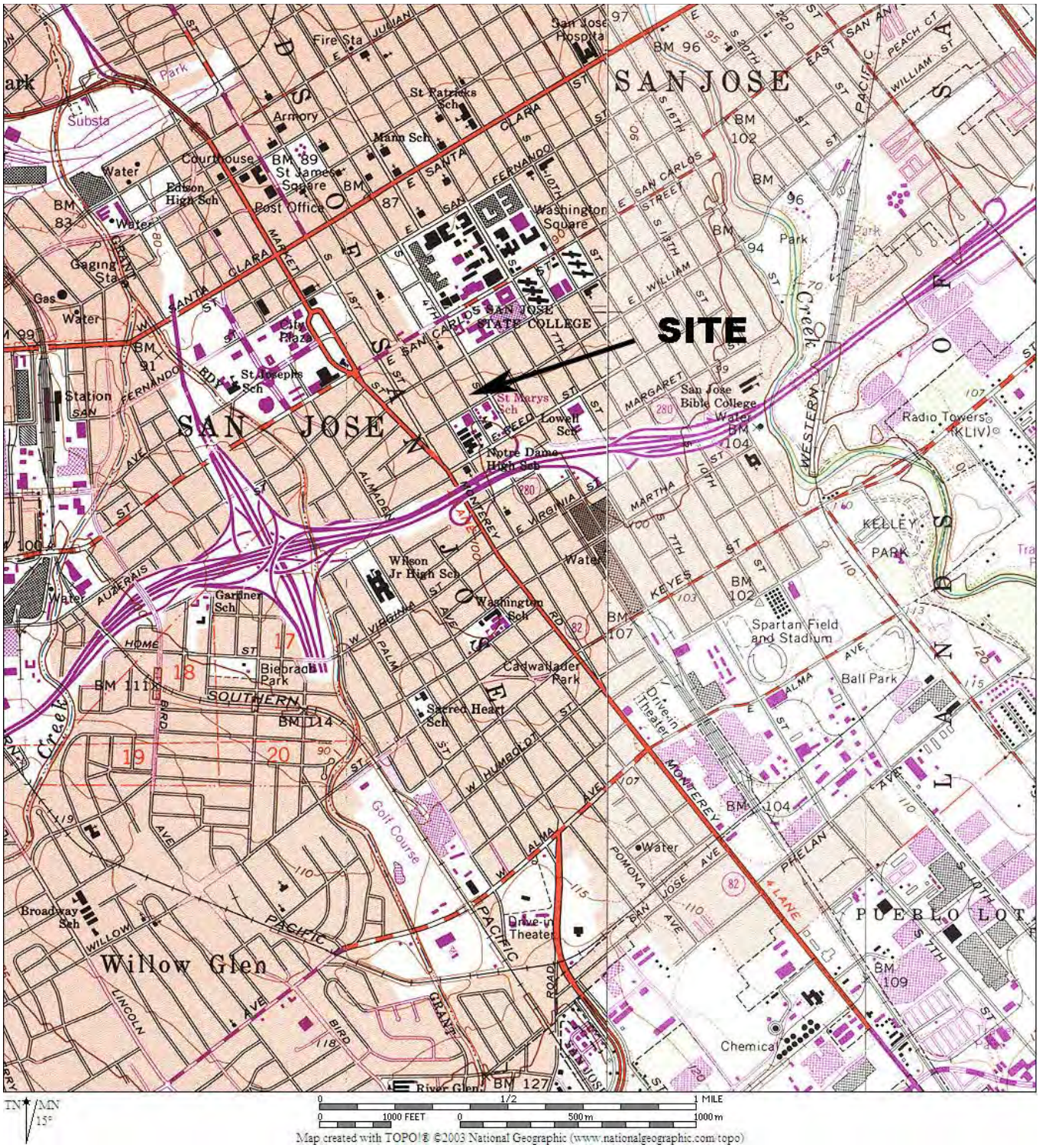
The wood-frame building rests on a concrete foundation and framed pony wall; a partial basement spans the full width of rear of the house. Rear entry is at grade at the rear parking area; internal stairs split the difference between the basement level and the main first floor. The basement windows have single lites.

Integrity and character-defining features:
The property maintains its historic integrity as per the National Register's seven aspects of integrity. It maintains its original location along South Third Street in downtown San José. It is surrounded by much of its historic residential setting, including the downtown street grid with its mature street trees, surrounding large-scale properties, and surrounding buildings of similar age, scale and design. The subject property retains its early-twentieth-century residential scale and feeling and continues, through the design strength of its original form, massing and detailing, to illustrate its associations with significant patterns of development of this neighborhood. The building has integrity with its Renaissance-Revival design, and original character-defining materials are preserved, including: the overall massing and form, the stucco exteriors and bas-relief trim, the tripartite windows (except for the missing sash), the cornice and balconettes, the front portico, entry, and accent windows, as well as the raised front patio and railings, etc.

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION **LOCATION MAP**	Primary # HRI # Trinomial

Page 4 of 12 ***Resource Name or #** (Assigned by recorder) Mojmir Apartments

***Map Name:** USGS San Jose West & East composite ***Scale:** n.t.s. ***Date of Map:** 1980 photorevised



B1. Historic Name: Mojmir Apartments
B2. Common Name: Mojmir Apartments
B3. Original use: Multifamily Residential B4. Present Use: Multifamily Residential
***B5. Architectural Style:** Renaissance Revival
***B6. Construction History:** (Construction date, alterations, and date of alterations)

The apartment building was constructed in 1922 (BP #499, 6/22/1922). The garage was constructed two and a half years later (BP #10, 12/3/1924).

***B7. Moved?** ☒ No ☐ Yes ☐ **Unknown Date:** n/a **Original Location:** n/a
***B8. Related Features:**

Garage

B9a Architect: Hutchison & Mills b. Builder: A. J. Bowen
***B10. Significance: Theme** Architecture & Shelter **Area** Downtown San Jose / University SNI
Period of Significance 1922 **Property Type** Apartments **Applicable Criteria** C (3)
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The 10-unit Mojmir Apartments was constructed in 1922 by Floyd E. Weaver at a cost of $26,700. The architectural firm that designed the building was Hutchison & Mills, and the contractor was A. J. Bowen. Weaver appears to have developed this apartment complex for future sale, as by 1924, C. Mathilda Norman was the resident owner.

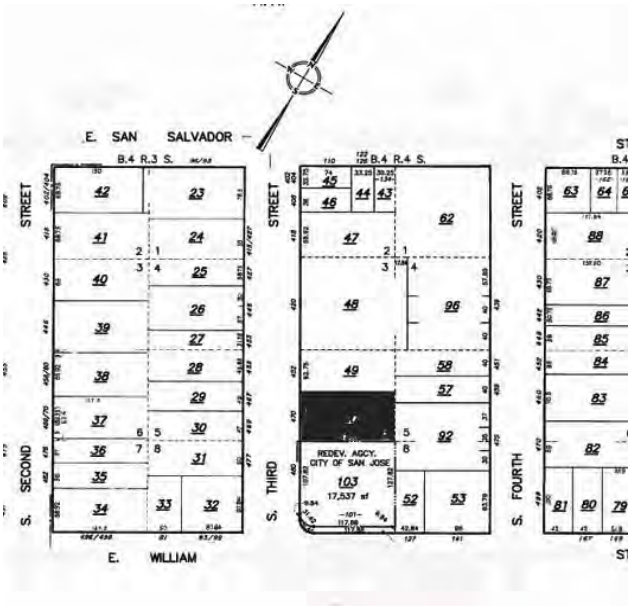
Although the connection between Floyd Weaver and the apartments name Mojmir has not been clarified, it appears that the apartment building name refers to Mojmir the First, who was the first known prince of Great Moravia (833-846). The House of Mojmir was a ruling dynasty in Great Moravia in the 9th and 10th century. Moravia is a region in the eastern portion of the Czech Republic.

The property changed hands a number of times subsequent to Weaver's ownership. Beginning in the 1930s, the building was owned by Thomas Gavin, followed by San Francisco Properties, Inc. By 1949-1950, the building was named "470 South Third Apartments" and was owned and occupied by Earl Bales. By 1972 Milan Radovic owned the property, who subsequently sold it to Dick and Donna Gordon. The property remained under Gordon family ownership until May of 2007.
(Continued on next page, DPR523L)

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

***B12. References:**

SJ Building Permit #499, 6/26/1922; #10, 12/3/1924.
San Jose City Directories, 1923-1950.
San Jose Sanborn Fire Insurance Maps, 1921-1961.
School District Maps, 1930s.
Thomas Bros., Block Book, 1924.



B13. Remarks: Proposed Landmark nomination

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** August 16, 2007

(This space reserved for official comments.)

(Continued from previous page, DPR523b, B10)

Mojmir Apartments was built in the early years of the *Interwar Period (1919-1945),* when San Jose began to expand beyond the Original City limits of 1851. While some apartment complexes were constructed in the downtown area just before World War I, during the 1920s many small housing complexes were built in the core area and near the San Jose State Teachers College in concert with new single-family residential development in the suburban areas. The San Jose State Normal School at Washington Square, first occupied in 1872 and in operation until 1921, had a housing policy that required students to live in approved housing if not living with their parents or guardians. Following the establishment of the Teachers College in 1921, off-campus housing restrictions were loosened. From an enrollment of 200 students in 1920, the college expanded to 400 students in 1922, and by 1930 enrollment had jumped to 1900. Many of these new students (and teachers) found housing in converted houses and new apartments surrounding the school. Mojmir Apartments was built the year following the establishment of the Teachers College. Apartments built in the core area during the Interwar Period are uniquely representative of this era of expansion, being of moderate size, and usually containing a central entry with internal circulation to the residential units.

The builder of Mojmir Apartments, Floyd Weaver, was born in Illinois and was living in San Jose as early as 1910 with his wife Stella Carter and daughter Clover. By 1920 he was managing a wood yard, and appears to have speculated in multi-family residential development in the 1920s. By the late 1920s he became a vice-president of the Food Machinery Corporations. FMC was established in 1929 out of the consolidation of Bean Manufacturing Company with Anderson-Barngrover Co. and Sprague-Sells. This local company began operation as the largest fruit machinery manufacturing company in the world at that time. It became a manufacturer of amphibious vehicles during World War II, and is a military contractor that exists today under the name of United Defense. Little is known about Weaver's role in the growth of FMC however. He died in San Jose in 1948 at age 66.

Mojmir Apartments has had a number of owners since constructed in 1922. In the late 1970s it was acquired by Richard Oscar (Dick) and Donna Gordon. Dick Gordon came to California from Ohio during World War II. He was a well known educator in Santa Clara County for 35 years, and his wife Donna also worked as a teacher. Under the Gorden ownership, Mojmir Apartments was renovated to its current state.

Mojmir Apartments is located in a residential area that provides important historic context to the evolution of downtown San Jose. Both side of South Third Street of the 400-block contain historic properties reflecting a breadth of residential development. The distinctive design of Mojmir apartments helps establish a sense of continuity along this block, and the property is important to maintaining the historic setting. Although the property would likely not qualify for listing on the National Register of Historic Places (Criterion A) or California Register of Historical Resources (Criterion 1) due to historic patterns of events, the sense of historic context that this property contributes at the local level has value to the community.

There have been numerous persons associated with this property in terms of both ownership and residency. Among these, Floyd Weaver has some significance, although his role in the development of FMC is not well understood. His corporate contributions however took place subsequent to the development of this property, and would not in themselves establish historic significance to the property. The property would therefore not be eligible for the National Register under Criterion B or California Register under Criterion 2.

Mojmir Apartments is significance for its distinctive representation of Renaissance Revival residential architecture. A unique design in the downtown San Jose core area, it is a well executed design with distinguishing characteristics within the context of revival architecture of the *Interwar Period*. Although little is known about the architectural firm responsible for the design, it is clearly the work of a master designer of this period. The building appears eligible for both the National Register under Criterion C and the California Register under Criterion 3. Under the City of San Jose Historic Preservation Ordinance, the apartment building clearly has architectural and aesthetic value of an historical nature and would appear to qualify as a City Landmark Structure.



Detail of front façade, viewed facing north.



North side elevation, viewed facing southwest.



East rear elevation with front of garage to left, viewed facing south.



South side elevation with garage are far end of driveway, viewed facing east.



Garage, viewed facing southeast.



Detail of front entry, viewed facing east.

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

Page 1 of 1 ***Resource Name or #:** (Assigned by recorder) Casa Joya Apartments

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T**.7S.; **R**.1E.; Mount Diablo **B.M.**
c. Address 452 South Third St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-049.
East side of South Third Street between San Salvador and East William Streets.

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

Constructed around 1948, and first known as Casa Joya Apartments, this 2-story apartment building contains 10 residential units.

The building is a modest wood-framed Spanish Eclectic design with stucco cladding, Spanish tile roof with front and side gables, two-over-two double-hung wood windows, wood false shutters, and a step-back entry with projecting tile porch canopy. Onsite parking is housed at the rear. The building appears to have integrity to its original design and is generally in good condition.

A review of the property history has found no significant personages associated. The building design has design value due to its Spanish character but lacks distinction. It appears to qualify for the Historic Resources Inventory as Structure of Merit.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, accession #)
View facing east, May 2017.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
Ca. 1948, 69 years old, city directories.

***P7. Owner and Address:**
Lisa Flores Trust

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** June 1, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC: Historic Report, South Fourth Street Mixed-Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California, 2017.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ 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 RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource Name or #:** (Assigned by recorder) Garden Patio Apartments

P1. Other Identifier: Metro Gardens Apartments

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T**.7S.; **R**.1E.; Mount Diablo **B.M.**
c. Address 420 South Third St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; mE/ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-048.
East side of South Third Street between San Salvador and East William Streets.

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

Constructed in 1956-1957 for Ira Brotzman and first known as Garden Patio Apartments, this 3-story apartment building contains 40 residential units.

The building is a modest wood-framed vernacular but modern design with stucco cladding, aluminum windows, and a flat roof eave. It has a rectangular u-shaped footprint with a centered entry. Onsite parking is housed in two carports along the north and east property lines. The building appears to have integrity to its original design and is generally in good condition.

A review of the property history has found no significant personages associated with this building, and the building design itself lacks distinction. It does not qualify for the Historic Resources Inventory.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, accession #)
View facing northeast, May 2017.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1956-1957, 60 years old, building permit 25843.

***P7. Owner and Address:**
Salah 2004 Family Trust

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** June 1, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC: Historic Report, South Fourth Street Mixed-Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California, 2017.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ 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 RECORD

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

***Resource Name or #** (Assigned by Recorder): SJCDHS050

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: 418 S 3rd St. **City** San Jose **ZIP:** 95113

d. UTM: (Give more than one for large/or linear resources) 10S 598923mE 4132161mN

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

Assessor's Parcel Number: 467-47-047

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

This two-and-a-half-story frame building is one of downtown San Jose's best examples of a Queen Anne Victorian residence. Asymmetrical in plan, the main entry is on the left and a three-story rounded bay with a "witch's hat" roof on the right. A porch wrap the front and south sides of the building, which still has original turned posts, balustrades, spindle-work spandrels, and lattice-filled brackets. A steep pitched hipped roof with cross gables includes an angled hip over an angled corner bay window. The bargeboards on the main gables are decorated with inset panels and floral motifs. Also featured in the gables are small attic windows. A sunburst pattern divides the upper sash, and the windows share an exaggerated, bracketed hood. The side gable has spindle-work at its peak. A lower-pitch front gable spans the entry bay of the porch and a small room enclosed with an arched window. Large scrolled brackets support this gable, and the gable end includes a sunrise relief in its center. A carriage entrance has a gable roof that matches the detailing of the front entry porch.
The second and attic floors of the house are covered with decorative shingles, and the first floor is covered with v-groove drop siding. A decorative cornice frieze becomes a belt course at the turret. Among mostly one-over-one wooden double-hung windows, a stained glass double-hung window is featured on the front façade and curved windows are found on the turret.
The house has a stone foundation at the face of the porch, with stone pedestals rising to support the bottom half of the porch posts. Ventilation is provided through large segmental archways.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo:
(View, date, accession #)
4/2000
View from southwest

***P6. Date Constructed/Age Sources:**
1891
Directories

***P7. Owner and Address:**
Ardith Meyer, Trustee
PO Box 369
Chester CA 96020

***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:** 3S

***Resource Name or #** (Assigned by recorder): SJCDHS050

B1. Historic Name: Rucker House

B2. Common Name: n/a

B3. Original Use: Residential **B4. Present Use:** Residential

***B5. Architectural Style:** Queen Anne Victorian

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Built 1891, possible upgrade in 1929

***B7. Moved?** no **Date:** n/a **Original Location:** n/a

***B8. Related Features:** none

B9. Architect: J.O. McKee **b. Builder:** Not known

***B10. Significance: Theme** Architecture & Shelter **Area** Downtown San Jose

Period of Significance 1891-1918 **Property Type** Apartments **Applicable Criteria** C

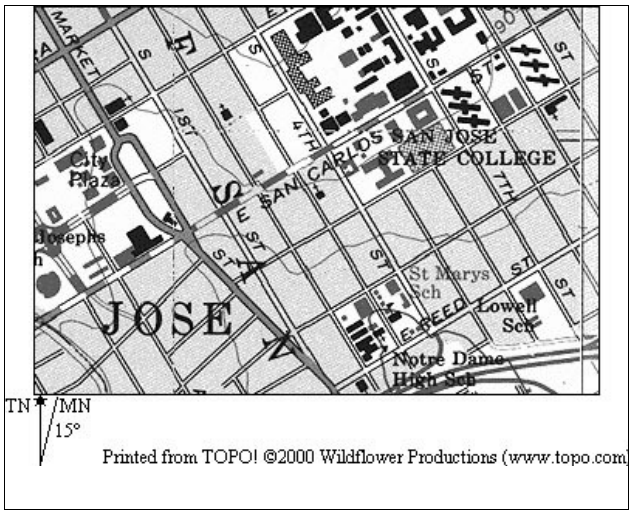
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Designed by well-known local architect J. O. McKee, the house at 418 South Third Street was built for capitalist Joseph H. Rucker in 1891 for $10,250. At the age of 18, Joseph H. Rucker joined his father, 1852 pioneer Joseph E. Rucker, in business. In 1901, Joseph H. Rucker & Company was incorporated and did a prosperous business in San Jose and San Francisco. The Rucker family lived in the house until about 1900, when they moved to Willow Glen. Mary J. Parkinson, who was the widow of Augustus A. Parkinson, purchased the house from the Rucker family. Mary Parkinson's sister, Lena Krafft, who was the widow of attorney Louis P. Krafft, lived in the house along with Mary's son Alfred. Later owners include John and Rosana M. McWilliams. McWilliams was the manager of the San Jose Development Company. By 1926, owner Lillian Vining had converted the house into a rooming house/apartments.
This building has previously been reviewed for eligibility and found to appear to be eligible by the Keeper as a separate property. Associated with the Rucker family who are prominent in the history of San Jose, and designed as one of the finer Queen Anne Victorians in the San Jose area, it appears eligible for listing under both Criteria B and C.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

***B12. References**

M. B. Carroll, *Ten Years in Paradise*, 1903.
H.S. Foote,*Pen Pictures of the Garden of the World*, 1888.
Pacific Press, *Commercial History of San Jose*, 1892.
San Jose Assessor's Block Books, c1890-1900.
San Jose City Directories, 1890-1950.
San Jose Sanborn Fire Insurance Maps, 1889-1961.
E. Sawyer, *History of Santa Clara County*, 1922.



B13. Remarks: None

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** Aug. 23, 2000

(This space reserved for official comments)

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): SJCDHS049

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: 408 S 3rd St. **City** San Jose **ZIP:** 95113

d. UTM: (Give more than one for large/or linear resources) 10S 598916mE 4132173mN

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

Assessor's Parcel Number: 467-47-046

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

This small two-story cottage was designed in the Second Empire style of the Victorian era and has a prominent mansard roof that is the character defining feature of the building. This architectural style, rare locally, is much more common on the East Coast although many examples do exist in Oakland and San Francisco. The characteristics of the style include a flat roof with a slightly battered top floor. The windows of the top story are recessed within the roof shape.
The upper window casings are decorative with an arch over the top of the upper sash. The upper lites on these windows are also curved, resulting in a distinctive window design.
There is a decorative bay on the south side with a large picture window. The picture window has a transom of colored glass.
The house is asymmetrical in plan with an entry in the front and an entry porch that wraps around the building on the north side. The posts of the entry porch appear to be original to the house but the rails and balustrades seem to be replacements.
The building is set above grade and is located at the front of its site, just a few feet from the sidewalk. While the upper two floors appear to be mostly original, the base of the house has been modified to add an additional living unit.

***P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo:
(View, date, accession #)
4/2000
View from west

***P6. Date Constructed/Age Sources:**
1888
Block books/directories

***P7. Owner and Address:**
Alfio & Geraldine Crema
920 S Winchester Blvd
San Jose 95128

***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:** None

***Resource Name or #** (Assigned by recorder): SJCDHS049

B1. Historic Name: Hanson House

B2. Common Name: n/a

B3. Original Use: Residential **B4. Present Use:** Residential

***B5. Architectural Style:** French Empire

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Built 1888, basement expansion date unknown

***B7. Moved?** no **Date:** n/a **Original Location:** n/a

***B8. Related Features:** none

B9. Architect: Not known **b. Builder:** Not known

***B10. Significance: Theme** Architecture & Shelter **Area** Downtown San Jose

Period of Significance 1888-1918 **Property Type** Apartments **Applicable Criteria** C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

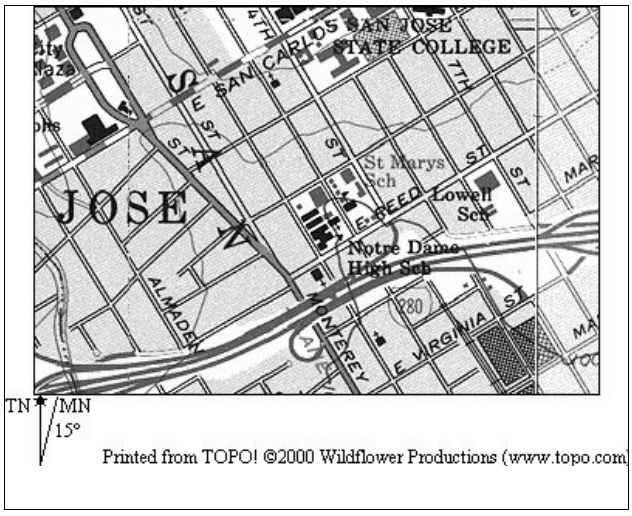
The house at 408 South Third Street was constructed about 1888 by Henry W. Hanson, owner of a plumbing shop located next door to the house at the southeast corner of East William and South Third Streets. The Hanson family lived at this address until the early 1940s. The house was subsequently occupied by Mrs. Francis L. Lee until at least 1950.

The association of this building with the original owner, Henry W. Hanson, is not historically significant to enable eligibility for the National Register under criterion B. The building however, is a rare example of a Second Empire Victorian era residence, and appears to qualify under Criterion C, as the building retains a high level of integrity even with the addition of a second unit at the basement level.

B11. Additional Resource Attributes: (List attributes and codes) HP2. Single family property

***B12. References**

F. G Harriman, Block-Book of the City of San Jose, 1909.
San Jose Assessor's Block Books, c1890-1900.
San Jose City Directories, 1884-1950.
San Jose Sanborn Fire Insurance Maps, 1884-1961.
School District Maps, 1930s.
Thomas Bros., Block Book, 1924.



B13. Remarks: None

***B14. Evaluator:** Franklin Maggi

***Date of Evaluation:** Aug. 23, 2000

(This space reserved for official comments)

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

Page 1 of 1 ***Resource Name or #:** (Assigned by recorder) Campus Building

P1. Other Identifier: China Chen Restaurant

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T**.7S.; **R**.1E.; Mount Diablo **B.M.**
c. Address 402-404 South Third St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598881mE/ 4132166mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-045.
Southeast corner of South Third and San Salvador Streets.

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

Constructed in 1955, this two-story commercial building was built for Joseph Tirri and initially housed Campus Launderette and three offices on the second floor. The upstairs offices are addressed as 404 South Fourth St., and the second ground floor use is presently addressed as 110 San Salvador St.

The building is a modest wood-framed vernacular design with stucco and plywood siding, metal windows, and brick veneer kick panels. It has a rectangular footprint with an angled entry at the corner within a recessed storefront setback along San Salvador Street. The building appears to have integrity to its original design and is generally in good condition.

A review of the property history has found no significant personages, and the building design itself lacks distinction. It does not qualify for the Historic Resources Inventory.

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

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



P5b. Description of Photo: (View, date, accession #)
View facing east, May 2017.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1955, 62 years old, building permit 21500

***P7. Owner and Address:**
Johnson Kwok

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** June 1, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC: Historic Report, South Fourth Street Mixed-Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California, 2017.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ 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 RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource Name or #:** (Assigned by recorder) Eugene Prindiville House

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T.**7S.; **R.**1E.; Mount Diablo **B.M.**
c. Address 122 San Salvador St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598918mE/ 4132184mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-044.
South side of San Salvador Street between South Third and South Fourth Streets.

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

This one-story house was built around 1904 for Eugene Prindiville, a plumber with Chris Hirth Plumbing, Steam and Gas Fitting and Stoves. The house was altered in 1946 which appeared to enclose the wrap-around porch and create a second entry with new concrete steps. The second entrance later accessed a commercial use within the building. It was later converted to a duplex, which was removed due to code enforcement action in 2005.

The building is a modest Colonial Revival design, with some original tear-drop siding, hipped roof, and hipped dormer. Large focal windows have been added to the front and the façade covered with stone facings. The house has no on-site parking nor front landscaping. The building lacks integrity to its original design, is not associated with any significant personages, and the design lacks distinction. It does not qualify for the Historic Resources Inventory.

***P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, accession #)
View facing southeast, May 2017.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
Ca. 1904, 113 years old, Polk directories.

***P7. Owner and Address:**
Tam Family Trust

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** June 1, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC: Historic Report, South Fourth Street Mixed-Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California, 2017.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ 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 RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 1 ***Resource Name or #:** (Assigned by recorder) Campus Market

P1. Other Identifier: None

***P2. Location:** ☐ **Not for Publication** ☒ **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 **T**.7S.; **R**.1E.; Mount Diablo **B.M.**
c. Address 134 San Salvador St. City San Jose Zip 95112
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 598928mE/ 4132187mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 467-47-043.
North side of San Salvador Street between South Third and South Fourth Street.

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

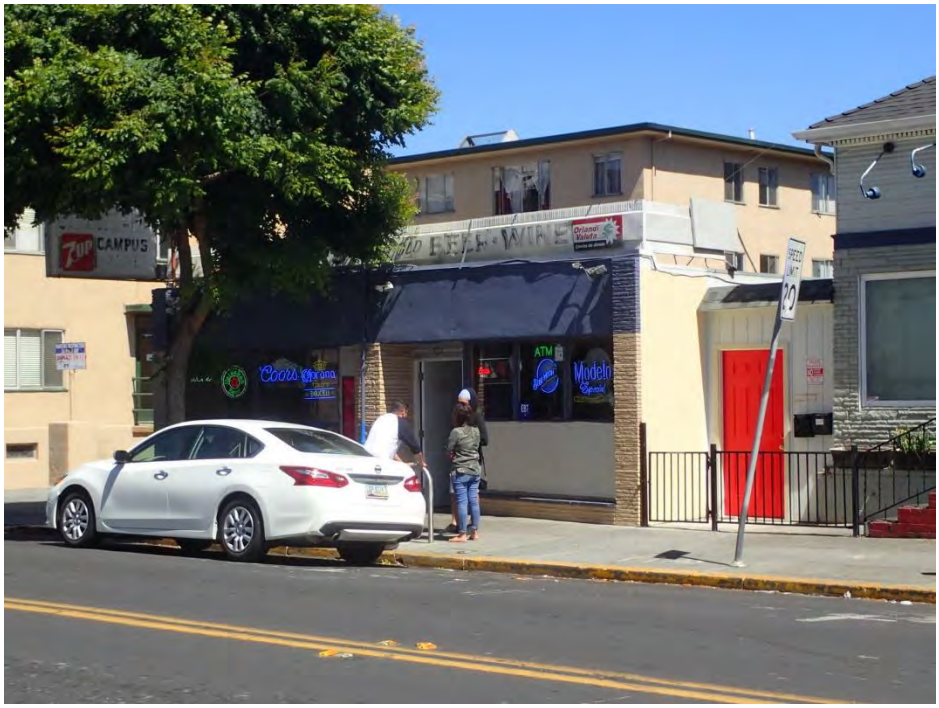
Constructed in 1964 for Frank Crismon, this one-story commercial building has been known as Campus Market since opened in late-1964.

The building is vernacular but modern design with what appears to be masonry walls,stone cladding within angled storefronts, and a flat roof with sign parapet. It has a rectangular footprint, and appears to original had two stores. The building appears to have integrity to its original design and is generally in good condition.

A review of the property history has found no significant personages associated with this building, and the building design itself lacks distinction. It does not qualify for the Historic Resources Inventory.

***P3b. Resource Attributes:** (List attributes and codes) HP3. 1-3 story commercial building

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



P5b. Description of Photo: (View, date, accession #)
View facing southeast, May 2017.

***P6. Date Constructed/Age & Sources:**
☒ Historic ☐ Prehistoric ☐ Both
1964, 53 years old, building permit 44923.

***P7. Owner and Address:**
Paramjit Kaur

***P8. Recorded by:** (Name, affiliation, and address)
Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

***P9. Date Recorded:** June 1, 2017

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

***P11. Report Citation:** (Cite survey report and other sources, or enter "none".)
Archives & Architecture, LLC: Historic Report, South Fourth Street Mixed-Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California, 2017.

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

PROJECT DRAWINGS

SITE DEVELOPMENT PERMIT FOR
439 & 451 SOUTH 4TH STREET. SAN JOSE, CA 95112
FILE NO. H17-004

DESIGN PROFESSIONALS:

ARCHITECT:

SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, SUITE 200
SANTA CLARA, CA 95050
PHONE: (408) 998-4087
FAX: (408) 998-4088

CIVIL/LANDSCAPE ENGINEER:

HMH ENGINEERS
1570 OAKLAND ROAD
SAN JOSE, CA 95131
PHONE: (408) 487-2200

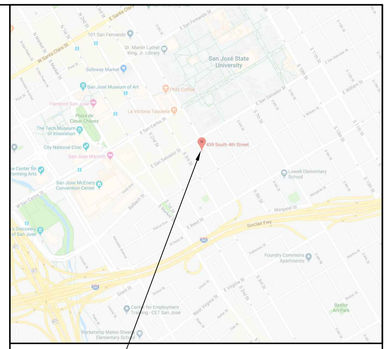
OWNER:

NELLY AMES
P.O. BOX Z
SAN JOSE, CA 95151
PHONE: (408) 993-9268

PROJECT DESCRIPTION:

THE PROJECT DESIGN INCLUDES A 24 STORIES HIGHRISE MULTIFAMILY RESIDENTIAL BUILDING WITH 209 UNITS RANGING FROM 2-5 BEDROOMS. THE DESIGN AND AMENITIES ARE STUDENT FOCUSED. AMENITIES INCLUDES STUDY ROOMS, DOG PARK, GYM, POOL, COMMUNITY ROOMS AND AN AMENITY DECK ON THE ROOF; BUILDING IS FULLY SPRINKLERED WITH 178 PARKING SPACES AND 54 BIKE PARKING SPACES ON A 0.52 GROSS ACRE SITE ZONED "DOWNTOWN CORE" (DC).

NOTE: AN APPLICATION FOR A LOT LINE ADJUSTMENT, REFERENCE NUMBER AT18-052, COMBINING PARCELS 467-47-096 & 467-47-058 HAS BEEN SUBMITTED AND IS BEING REVIEWED CONCURRENTLY.



VICINITY MAP

N

SHEET INDEX

ARCHITECTURAL

A0.1	COVER SHEET
A0.2	RENDERING
A0.3	PROJECT DATA
A0.4	MATERIAL BOARD
A1.0	EXISTING AND DEMO SITE PLAN
A1.1	SITE PLAN
A1.2	FIRE HYDRANT PLAN
A2.0	BASEMENT FLOOR PLAN
A2.1	1ST FLOOR PLAN
A2.2	2ND FLOOR (PARKING) PLAN
A2.3	3RD FLOOR (PARKING) PLAN
A2.4	4TH FLOOR PLAN
A2.5	5TH TO 25TH FLOOR PLAN
A2.6	ROOFTOP FLOOR PLAN
A2.7	ROOF PLAN
A3.1A	ELEVATIONS
A3.1B	ELEVATIONS
A3.1C	ELEVATIONS
A3.2	SECTIONS
A3.3	SECTIONS

LANDSCAPE

L1.0	GROUND FLOOR LANDSCAPE PLAN
L1.1	PODIUM LANDSCAPE PLAN
L1.2	ROOF LANDSCAPE PLAN
L1.3	PLANTING PALETTE, NOTES, AND DETAILS
L1.4	HYDROZONE PLAN
L1.5	IRRIGATION DETAILS
L1.6	CONCEPT IMAGES

CIVIL

C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	GRADING AND DRAINAGE PLAN
C1.2	STORMWATER CONTROL PLAN
C1.3	STORMWATER CONTROL PLAN DETAILS
C1.4	STORMWATER CONTROL PLAN DETAILS

PHOTOMETRIC

1	ROOFTOP PLAN
2	GROUND FLOOR PLAN

APPLICABLE CODES:

PART 1.0, CALIFORNIA ADMINISTRATIVE CODE
PART 2.0, 2019 CALIFORNIA BUILDING CODE (CBC)
PART 2.5, 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
PART 3.0, 2019 CALIFORNIA ELECTRIC CODE (CEC)
PART 4.0, 2019 CALIFORNIA MECHANICAL CODE (CMC)
PART 5.0, 2019 CALIFORNIA PLUMBING CODE
PART 6.0, 2019 CALIFORNIA ENERGY CODE
PART 9.0, 2019 CALIFORNIA FIRE CODE
PART 11.0, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
FHA ACCESSIBLE GUIDELINES USING THE SAFE HARBOR AS PERMITTED PER THE 1998 FHA DESIGN MANUAL WITH ANSI A117.1-1986 PER 1&2 AND 2010 ADA

THE APPLICABLE CODES ARE AS AMENDED BY THE STATE OF **CALIFORNIA** AND THE CITY OF **SAN JOSE**



SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

SHEET NAME :

COVER SHEET

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE:
JOB No.: 18.07.06
SHEET No.:
SHEETS IN SET A0.1

CITY STAMP



SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

SHEET NAME :

STREET VIEW
RENDERING

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE:
JOB No.: 18.07.06
SHEET No.:
SHEETS IN SET A0.2

CITY STAMP

PROJECT DATA

PARCEL NUMBERS	467-47-096 & 467-47-058 LOT LINE ADJUSTMENT CONCURRENT REVIEW
TOTAL LOT AREA – GROSS	0.52 ACRE (22,060.4 SF)
TOTAL LOT AREA – NET	22,060.4 SF (AT18-052 LOT LINE ADJUSTMENT UNDER REVIEW)
EXISTING USE	RESIDENTIAL: MULTI-FAMILY
PROPOSED USE	MULTIFAMILY RESIDENTIAL
NO. OF UNITS	210 UNITS
NO. OF STORY	1 LEVEL OF BASEMENT + 25 STORIES (ABOVE THE GRADE) PLUS ROOFTOP AMENITIES AND OPEN SPACE
OCCUPANCY GROUP	R-2, A-3 (RESIDENTIAL ACCESSORY), S-2
TYPE OF CONSTRUCTION	I-A
AUTOMATIC FIRE SPRINKLER	YES
CURRENT ZONING	DC
PROPOSED ZONING	DC
PROPOSED HEIGHT	274'-0" (ALLOWED IS 295')
PROPOSED LEED CERTIFICATION	SILVER

UNIT MATRIX

5TH FLOOR TO 25TH FLOOR

CONFIGURATION	UNIT TYPE	BEDROOMS	BATHS	BEDS	UNIT AREA (SF)	UNITS/FLOOR	TOTAL UNITS (21 FLOORS)	% MIX	UNITS AREA PER FLOOR (SF)
2BD / 1BD	A	2	1	2	842	1	21	10%	842
2BD / 2BA	B	2	2	3	870	2	42	20.0%	1740
3BD / 3BA	C	3	3	4	1369	1	21	10.0%	1369
4BD / 4BA	D1	4	4	5	1737	1	21	10.0%	1737
4BD / 4BA	D2	4	4	4	1427	1	21	10.0%	1427
4BD / 3BA	D3	4	3	5	1405	1	21	10.0%	1405
4BD / 4BA	D4	4	3	5	1295	1	21	10.0%	1295
5BD / 5BA	E1	5	5	6	2006	1	21	10.0%	2006
5BD / 5BA	E2	5	4	6	1528	1	21	10.0%	1528
EACH FLOOR		35	31	43		10			13349
TOTAL 21 FLOORS		**735**	**651**	**903**			**210**	100.0%	**266980**

PARKING

FLOOR LEVEL	STALL TYPE	
	VEHICLE	BICYCLE
BASEMENT	64	
1ST FLOOR	4	70
2ND FLOOR	32	
3RD FLOOR	32	
4TH FLOOR	36	
SUB-TOTAL	168	70
TOTAL PROVIDED	**168**	**70**
TOTAL NUMBER OF UNITS	210	
TOTAL NUMBER OF BEDS	903	
PARKING RATIO	80.0%	
BICYCLE PKG / BED	7.8%	

GROSS BUILDING AREA (SF)	
BASEMENT	17736
GROUND FLOOR	16165
2ND FLOOR	17458
3RD FLOOR	17630
4TH FLOOR	17760
5TH TO 25TH FLOOR (16933SF/FLOOR)	355593
TOTAL 21 FLOORS	
ROOFTOP	6132
TOTAL WITH BASEMENT	448474
TOTAL WITHOUT BASEMENT	430738
LOT SIZE	22060
FAR ALLOWED	30
FAR PROPOSED	**19.53**

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, #200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

SHEET NAME :

PROJECT DATA

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE:
JOB No.: 18.07.06

SHEET No.:

SHEETS IN SET A0.3

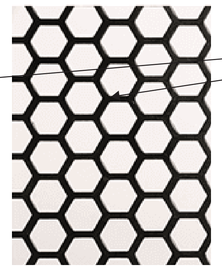
CITY STAMP

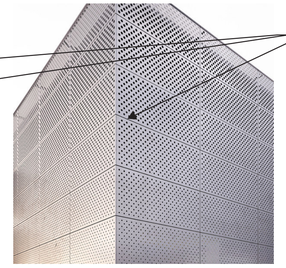
ACCENT PANELS:
- CREATES VIBRANT CANVASES



1 ACCENT PANELS



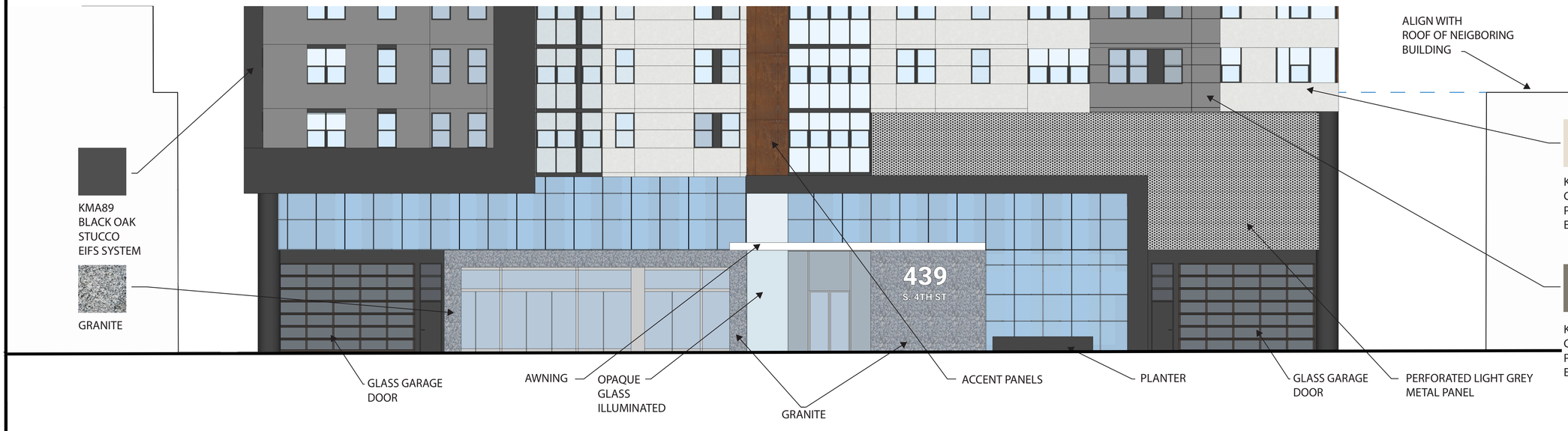




PERFORATED FACADE:

PATTERN FOR REFERENCE ONLY

2 PERFORATED METAL PANEL



3 ELEVATION – 4TH STREET FRONTAGE

SCALE : 3/32"=1'-0"

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

SHEET NAME :

PLANNING DIAGRAM

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

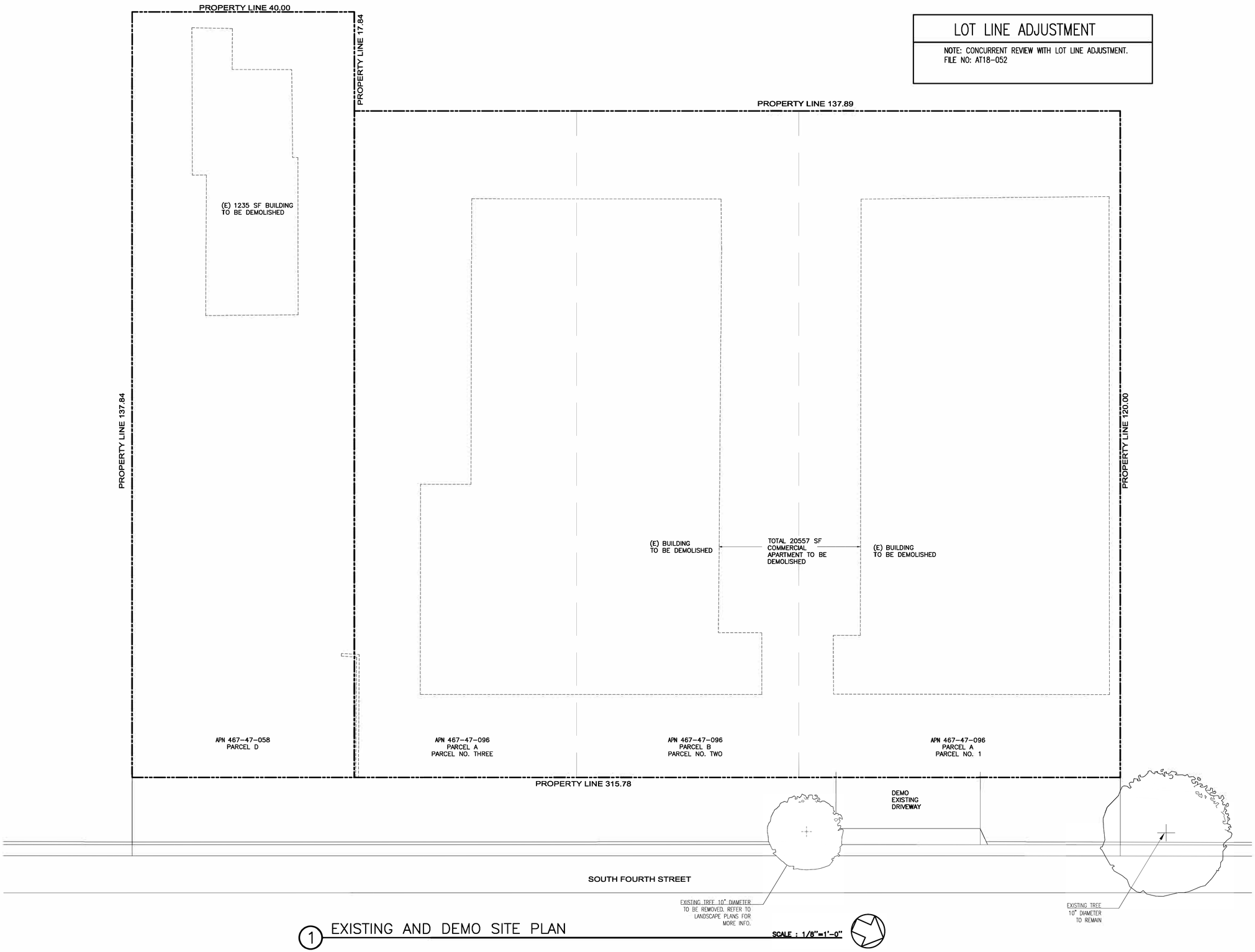
DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE: 3/32"=1'-0"
JOB No.: 18.07.06

SHEET No.:

A0.4

SHEETS IN SET

CITY STAMP



1 EXISTING AND DEMO SITE PLAN

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

LOT LINE ADJUSTMENT

NOTE: CONCURRENT REVIEW WITH LOT LINE ADJUSTMENT.
FILE NO: AT18-052

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, #200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

SHEET NAME :

EXISTING SITE AND DEMO PLAN

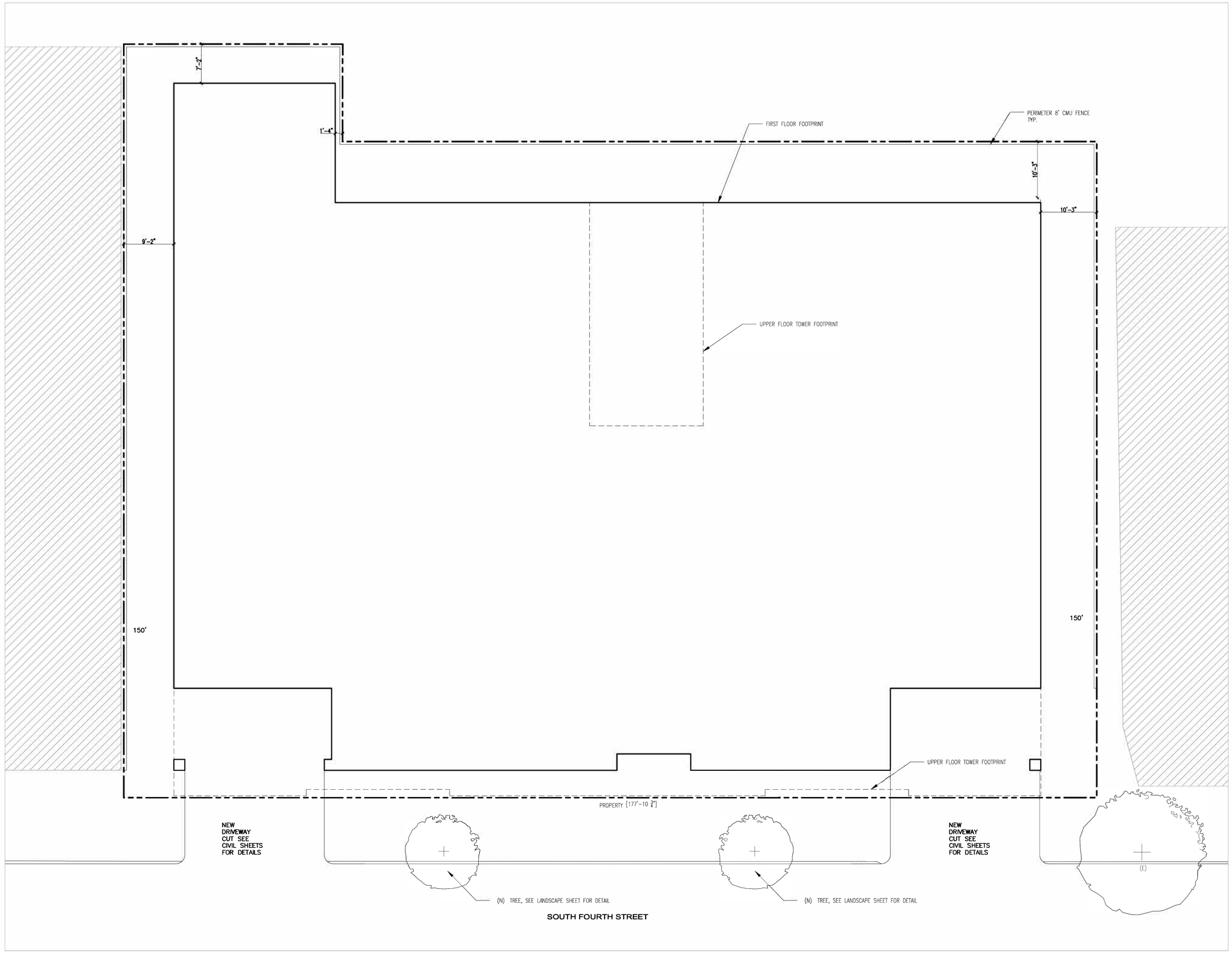
REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE: 1/8"=1'-0"
JOB No.: 18.07.06

SHEET No.:

SHEETS IN SET A1.0

CITY STAMP



1 PROPOSED SITE PLAN

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

NEIGHBOR BUILDINGS

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

SHEET NAME :

PROPOSED SITE PLAN

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:	
CHECKED:	
DATE:	10/08/2021
SCALE:	1/8"=1'-0"
JOB No.:	18.07.06

SHEET No.:

SHEETS IN SET A1.1

CITY STAMP

FIRE FLOW REQUIREMENTS

TYPE OF CONSTRUCTION: TYPE I–A

FIRE FLOW CALCULATION AREA

3 LARGEST SUCCESSIVE FLOOR AREAS
(BASEMENT, 3RD AND 4TH FLOOR) =

17,736+17,630+17,730 = 53,096 SF

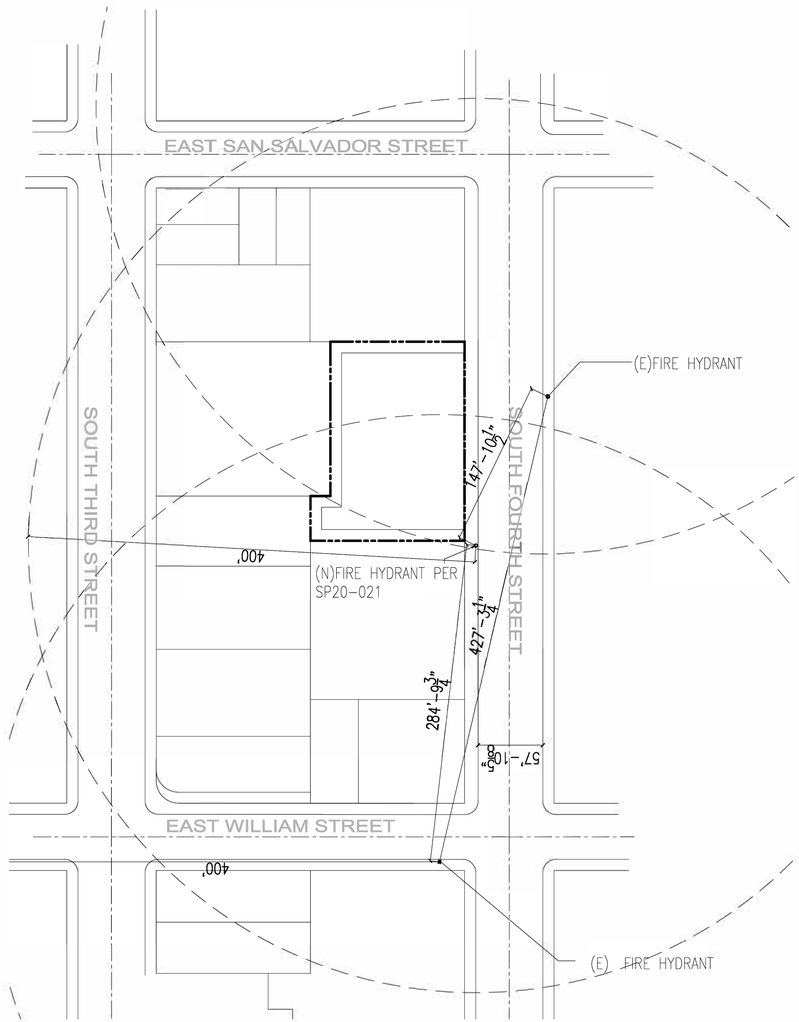
PER SAN JOSE FIRE FLOW AND HYDRANT POLICY

REQUIRED FIRE FLOW = 2,500 GPM FOR EXTRA HAZARD = AUTOMATIC PARKING SYSTEM
REQUIRED FIRE FLOW = 1,875 GPM FOR ORDINARY GROUPS 1&2
REQUIRED FIRE FLOW = 1,500 GPM FOR LIGHT HAZARD = RESIDENTIAL

NUMBER OF HYDRANTS REQUIRED = 3

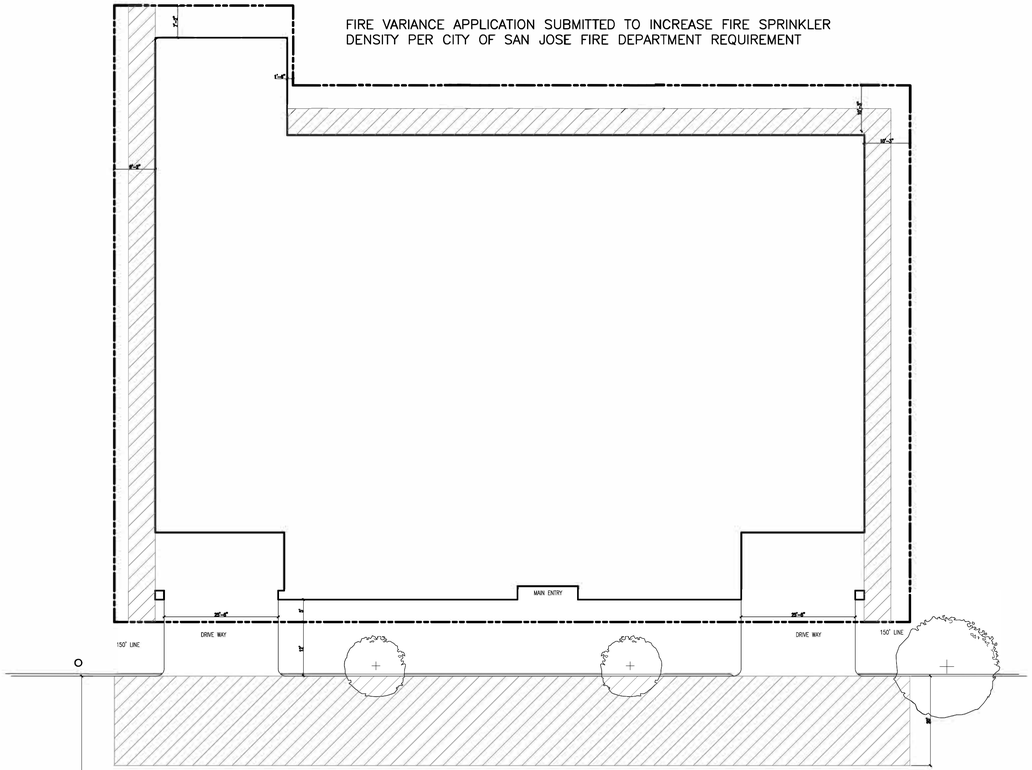
AVERAGE SPACING BETWEEN HYDRANTS REQUIRED = 450'
MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT = 225'

FLOW DURATION = 2 HOURS @ 20PSI



1 FIRE HYDRANT LOCATION DIAGRAM — SCALE : 1/64"=1'-0"

FIRE VARIANCE APPLICATION SUBMITTED TO INCREASE FIRE SPRINKLER DENSITY PER CITY OF SAN JOSE FIRE DEPARTMENT REQUIREMENT



S 4TH STREET
FIRE APPARATUS ACCESS ROAD

FIRE CLEARANCE

2 FIRE DEPARTMENT ACCESS PLAN — SCALE : 1/16"=1'-0"

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

SHEET NAME :

FIRE HYDRANT PLAN

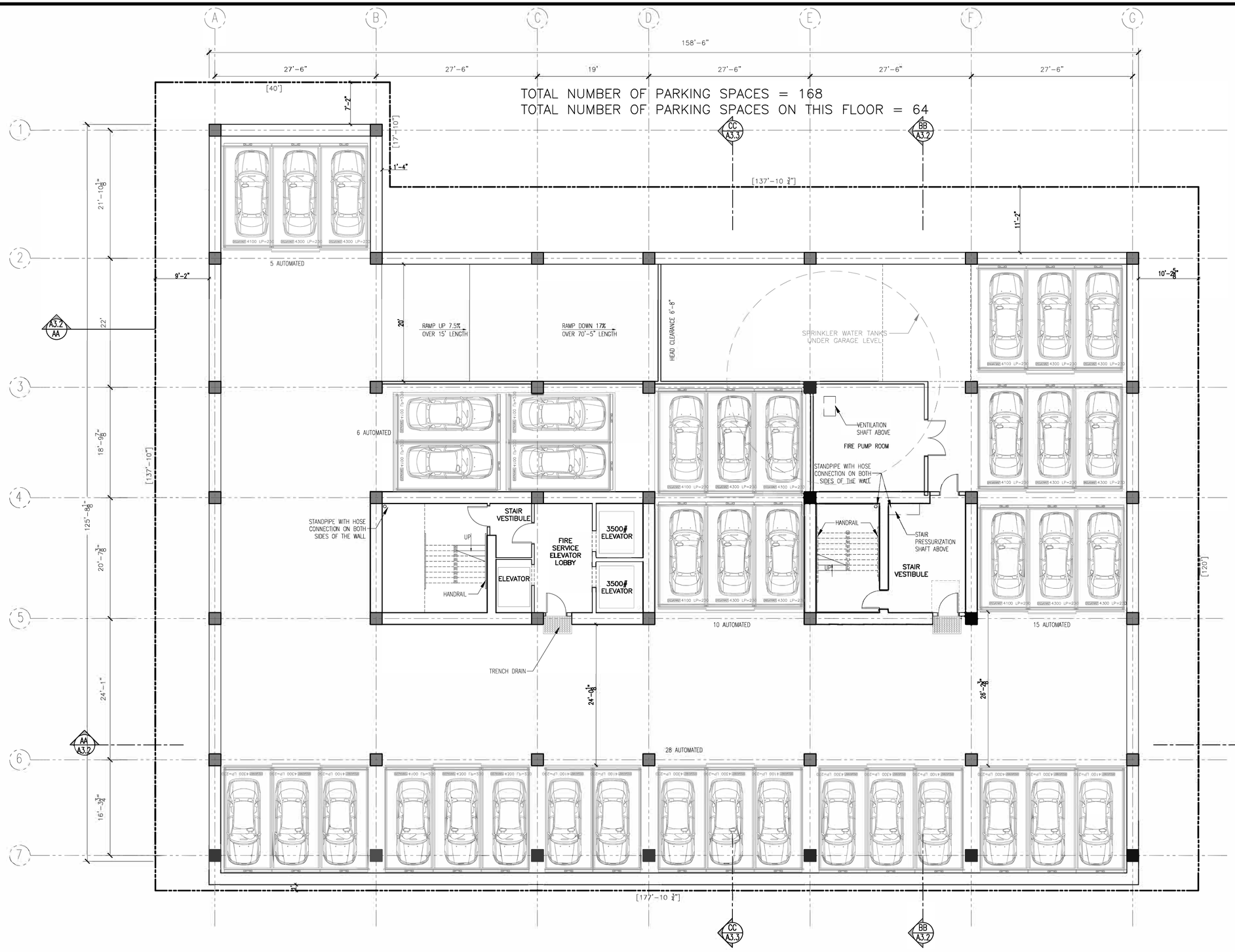
REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:	
CHECKED:	
DATE:	10/08/2021
SCALE:	1/8"=1'-0"
JOB No.:	18.07.06

SHEET No.:

SHEETS IN SET A1.2

CITY STAMP



1 BASEMENT FLOOR PLAN

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

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

SHEET NAME :

BASEMENT
FLOOR PLAN

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE: 1/8"=1'-0"
JOB No.: 18.07.06
SHEET No.:
SHEETS IN SET A2.0

CITY STAMP

TOTAL NUMBER OF PARKING SPACES = 168
TOTAL NUMBER OF PARKING SPACES ON THIS FLOOR = 4

158'-6"
27'-6" | 27'-6" | 19' | 27'-6" | 27'-6" | 27'-6"

LOADING ZONE
LOADING ZONE
RAMP UP 7.5% OVER 15' LENGTH
RAMP UP MAX 17% OVER 70'-5" LENGTH
RAMP DOWN MAX 17% OVER 70'-5" LENGTH
RAMP DOWN 7.5% OVER 15' LENGTH
CONVEX MIRROR
FIRE PUMP ROOM DUST TO EXHAUST THROUGH THE CEILING
8' PERIMETER CMU FENCE TYP.
PERFORATED METAL PANELS
NOTE: PROVIDE VENTILATION, DRAINAGE, AND WASH SYSTEMS PER SMC 20.70
RESIDENTIAL TRASH ROOM
REC.
TRASH
BIKE ROOM
3 AUTOMATED
3500# ELEVATOR
3500# ELEVATOR
ELEVATOR
FIRE COMMAND ROOM
STANDPIPE WITH HOSE CONNECTION ON BOTH SIDES OF THE WALL
STORAGE 279 SF
HANDRAIL
UP
DN
MAILBOXES PARCEL ROOM
LOBBY
TRENCH DRAIN
EXIT PASSAGEWAY
BREAK ROOM
CONFERENCE ROOM
SWITCH ROOM
OFFICE
OFFICE
GENERATOR ROOM
OFFICE
ELECTRICAL ROOM & MPOE
MAINTENANCE FENCE
SIDE WALK
TRAFFIC WARNING SIGN AUDIBLE ALARM MIRRORS
SELF ILLUMINATING OPAQUE GLASS SEE ELEVATIOS

[137'-10"] [177'-10 ¾"] [120'] [40'] [17'-10"]

1 FIRST FLOOR PLAN — SCALE : 1/8"=1'-0"

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

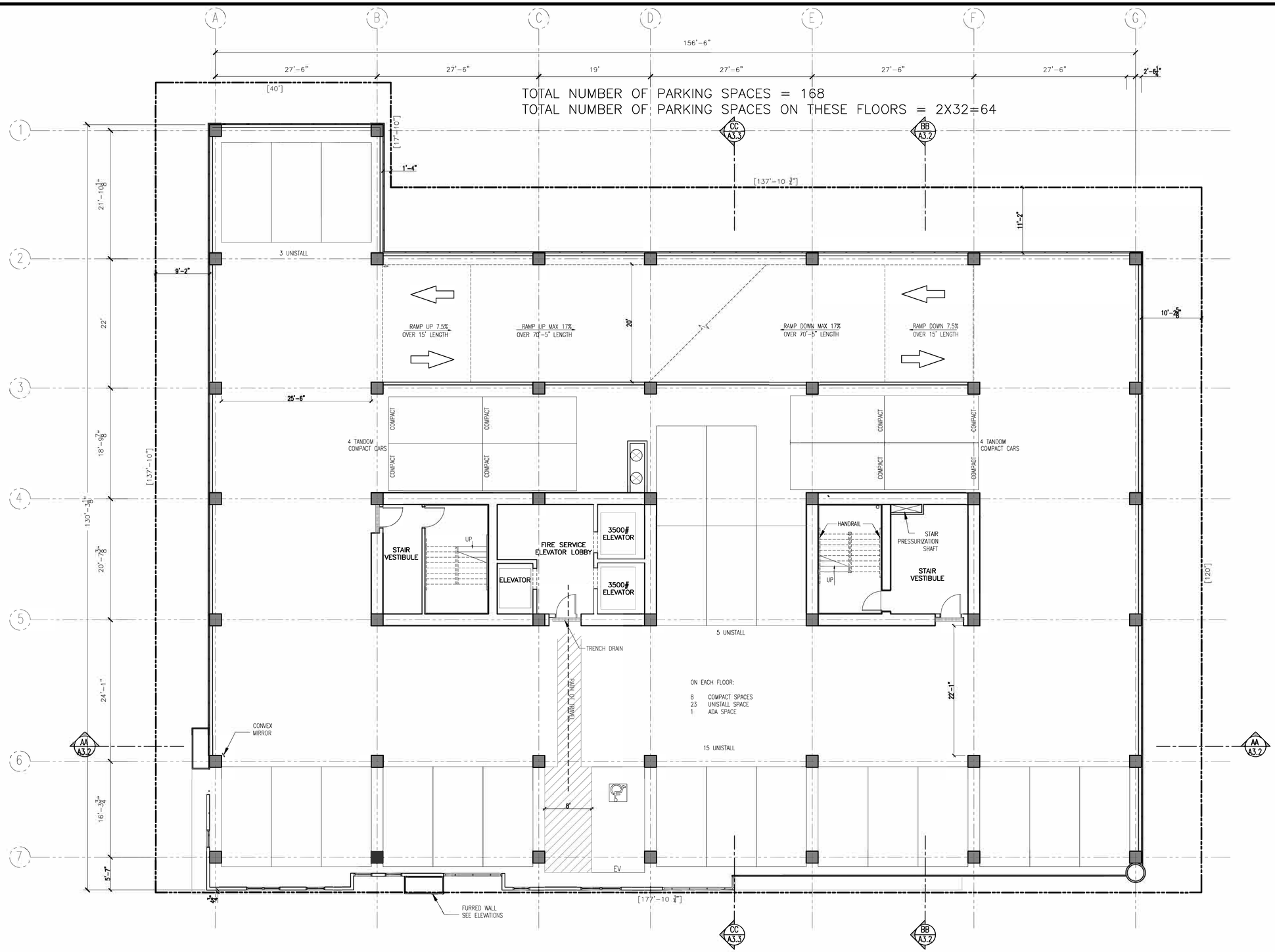
CONSULTANT:

SHEET NAME :
FIRST
FLOOR PLAN

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE: 1/8"=1'-0"
JOB No.: 18.07.06
SHEET No.:
SHEETS IN SET A2.1

CITY STAMP



1 2ND FLOOR PLAN (PARKING) SCALE : 1/8"=1'-0"

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

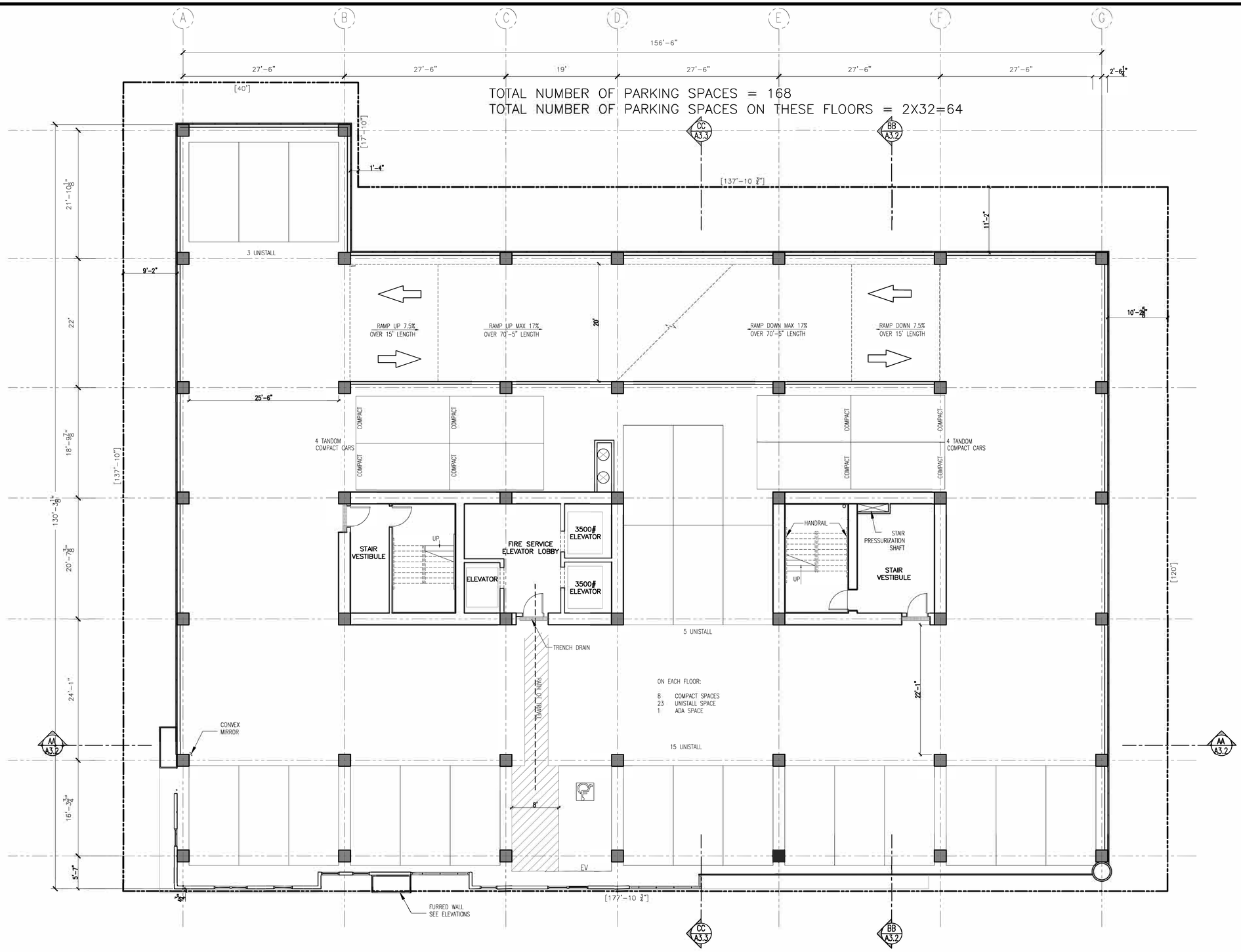
SHEET NAME :

2ND
FLOOR PLAN

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE: 1/8"=1'-0"
JOB No.: 18.07.06
SHEET No.:
SHEETS IN SET A2.2

CITY STAMP



1 3RD FLOOR PLAN (PARKING)

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

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

SHEET NAME :

3RD
FLOOR PLAN

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:

CHECKED:

DATE: 10/08/2021

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

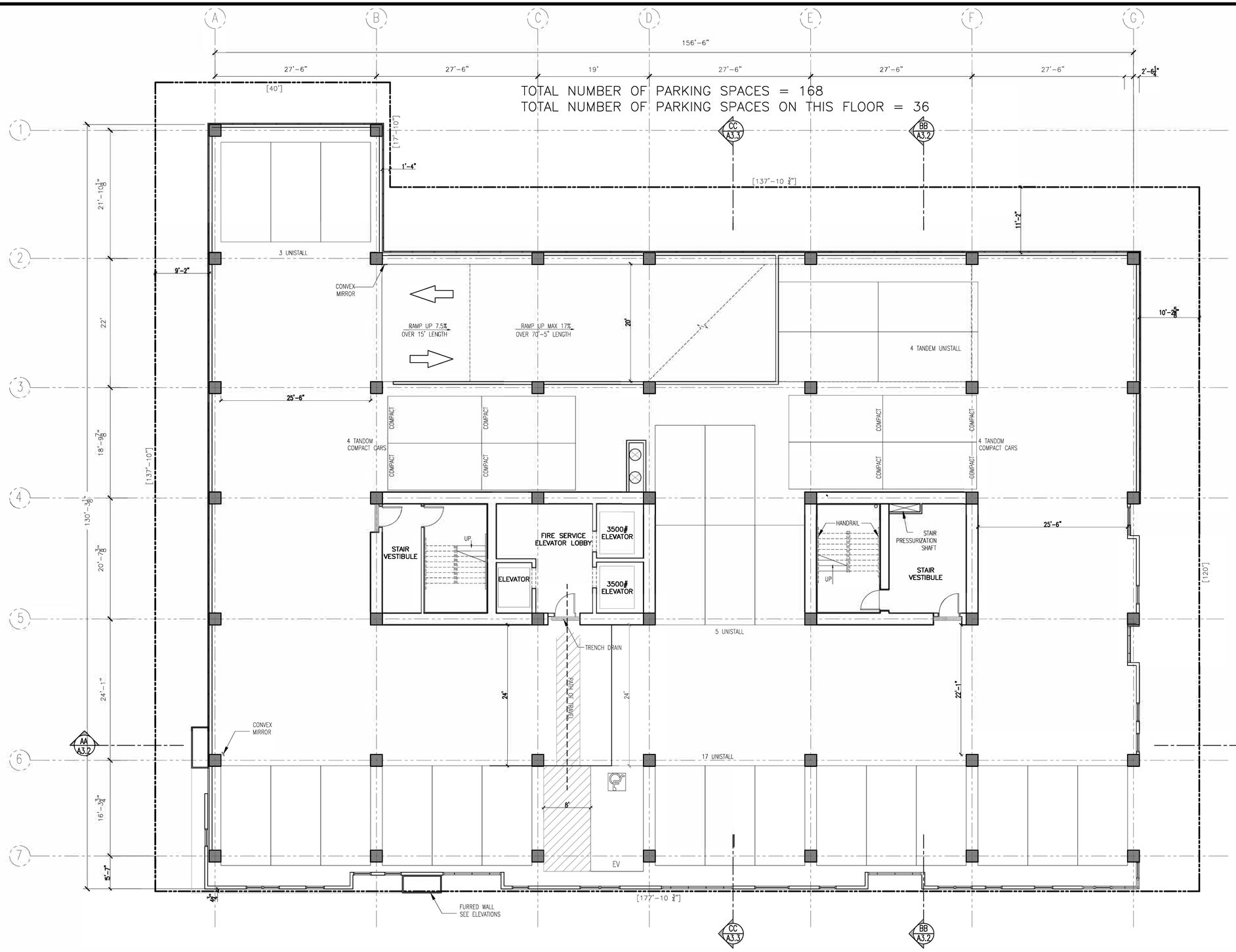
JOB No.: 18.07.06

SHEET No.:

A2.3

SHEETS IN SET

CITY STAMP



1 4TH FLOOR PLAN (PARKING)

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

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

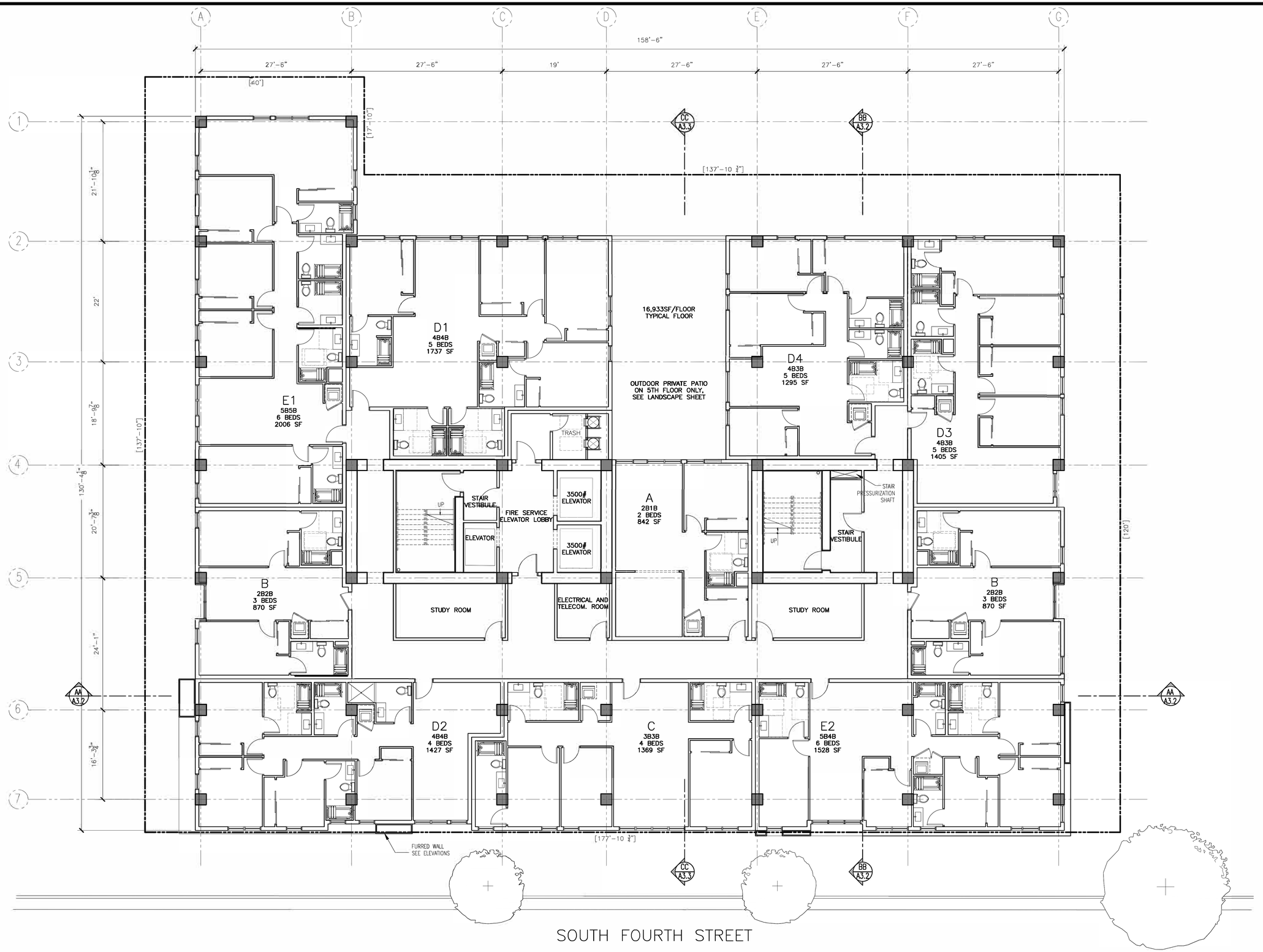
SHEET NAME :

4TH
FLOOR PLAN

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE: 1/8"=1'-0"
JOB No.: 18.07.06
SHEET No.:
SHEETS IN SET A2.4

CITY STAMP



1 5TH –25TH FLOOR PLAN SCALE : 1/8"=1'-0"

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

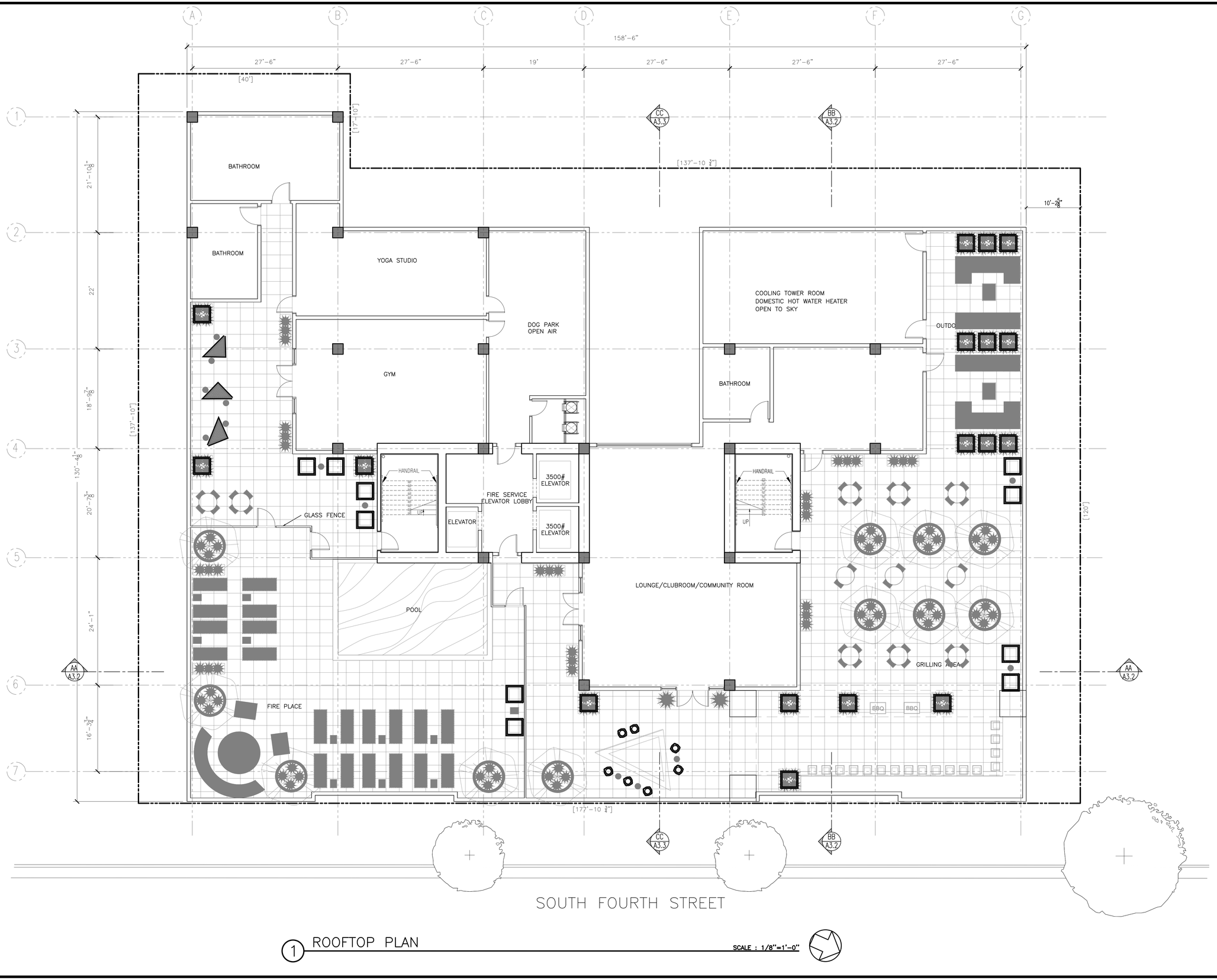
SHEET NAME :

5TH – 25TH
FLOOR PLAN

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE: 1/8"=1'-0"
JOB No.: 18.07.06
SHEET No.:
SHEETS IN SET A2.5

CITY STAMP



1 ROOFTOP PLAN

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

SCDC

ARCHITECTURE
INTERIOR DESIGN

SALVATORE CARUSO
DESIGN CORPORATION

980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

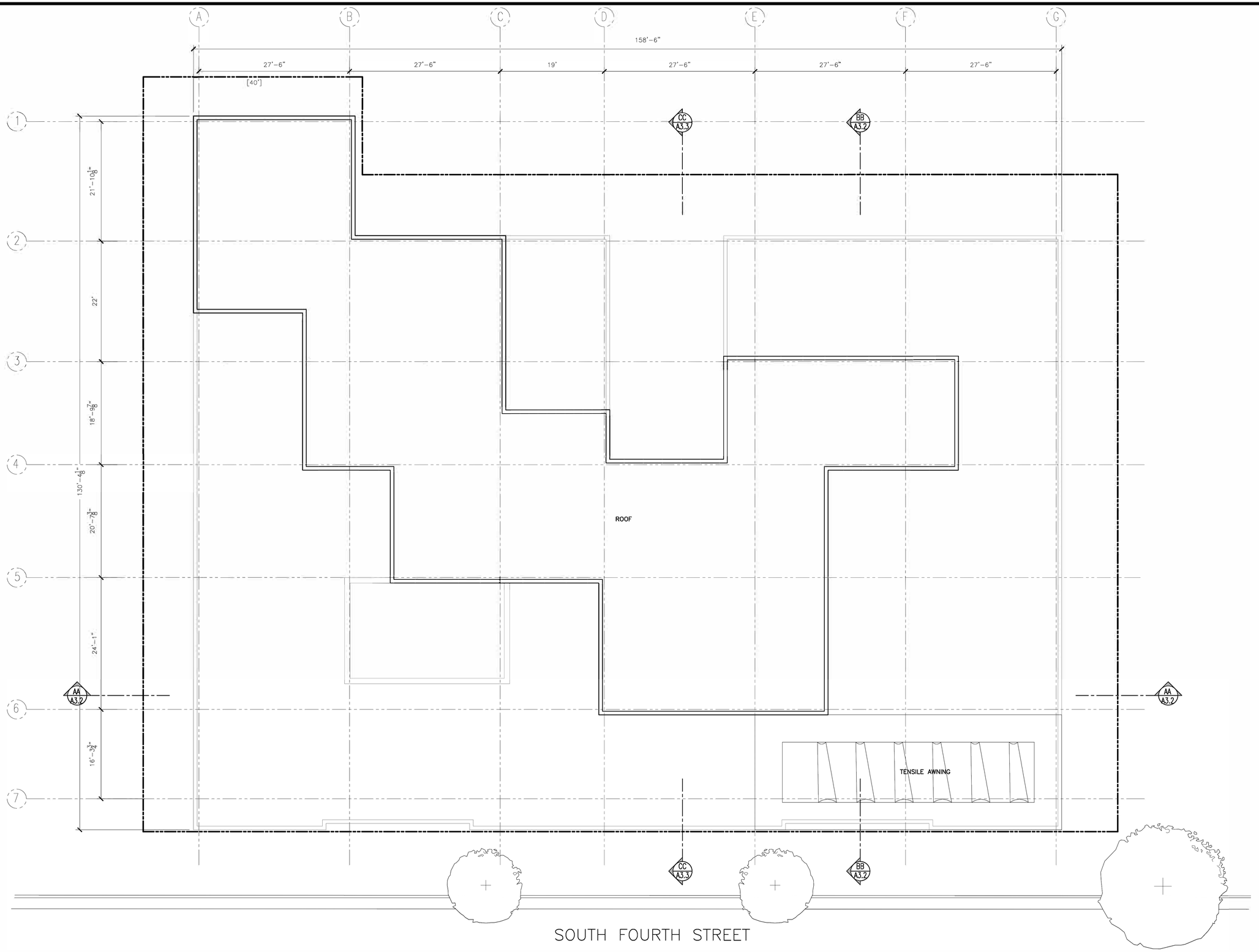
SHEET NAME :
ROOFTOP PLAN

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE: 1/8"=1'-0"
JOB No.: 18.07.06

SHEET No.:
SHEETS IN SET A2.6

CITY STAMP



1 ROOF PLAN

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

SCDC
ARCHITECTURE
INTERIOR DESIGN

SALVATORE CARUSO
DESIGN CORPORATION

980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

SHEET NAME :

ROOF PLAN

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:

CHECKED:

DATE: 10/08/2021

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

JOB No.: 18.07.06

SHEET No.:

SHEETS IN SET A2.7

CITY STAMP





SHEET NOTES :

1. OPENING
2. ACCENT PANEL
3. BRONZE METAL FRAME WINDOW
4. PAINTED STUCCO – EIFS PANEL
5. PERFORATED METAL PANEL
6. GLASS GARAGE DOOR
7. GRANITE
8. CURTAIN WALL
9. SILVER METAL FRAME DOOR
10. METAL AWNING
11. OPAQUE GLASS
12. CMU

1 BUILDING ELEVATION – EAST

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

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

SHEET NAME :

ELEVATION

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

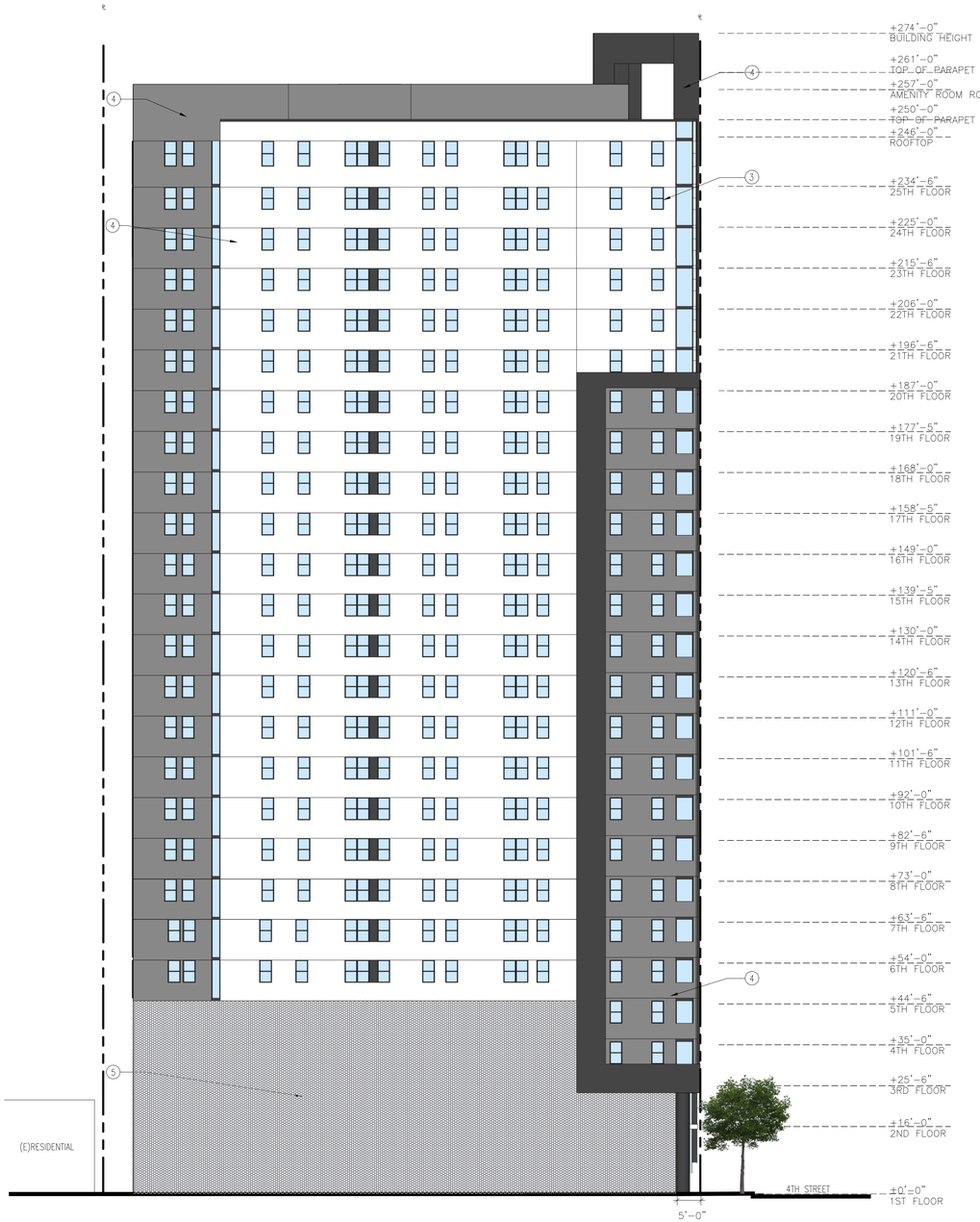
DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE: 1/16"=1'-0"
JOB No.: 18.07.06

SHEET No.:

A3.1a

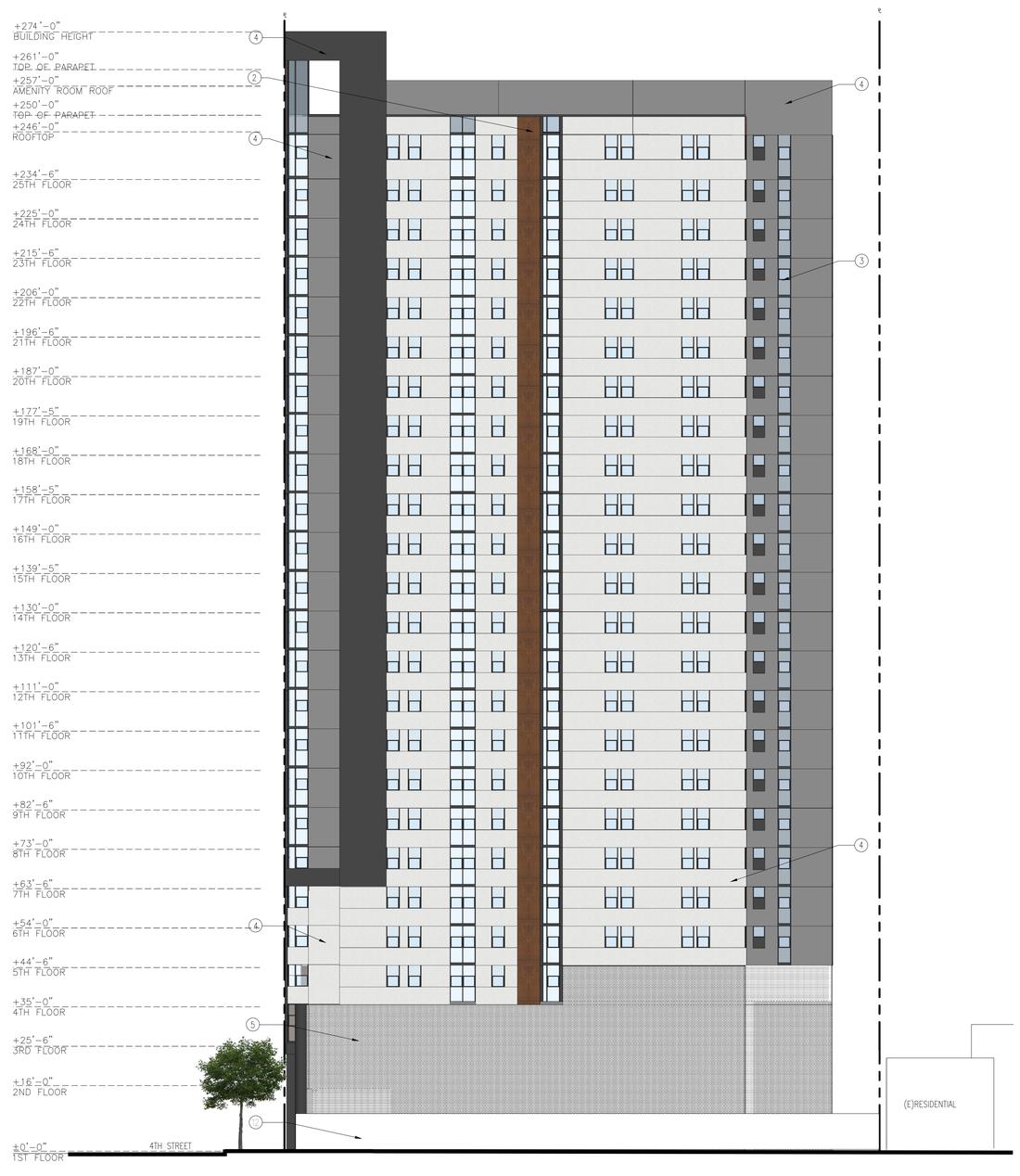
SHEETS IN SET

CITY STAMP



2 BUILDING ELEVATION – SOUTH

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



SHEET NOTES :

1. OPENING
2. ACCENT PANEL
3. BRONZE METAL FRAME WINDOW
4. PAINTED STUCCO – EIFS PANEL
5. PERFORATED METAL PANEL
6. GLASS GARAGE DOOR
7. GRANITE
8. CURTAIN WALL
9. SILVER METAL FRAME DOOR
10. METAL AWNING
11. OPAQUE GLASS
12. CMU

3 BUILDING ELEVATION – NORTH

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

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

SHEET NAME :

ELEVATION

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

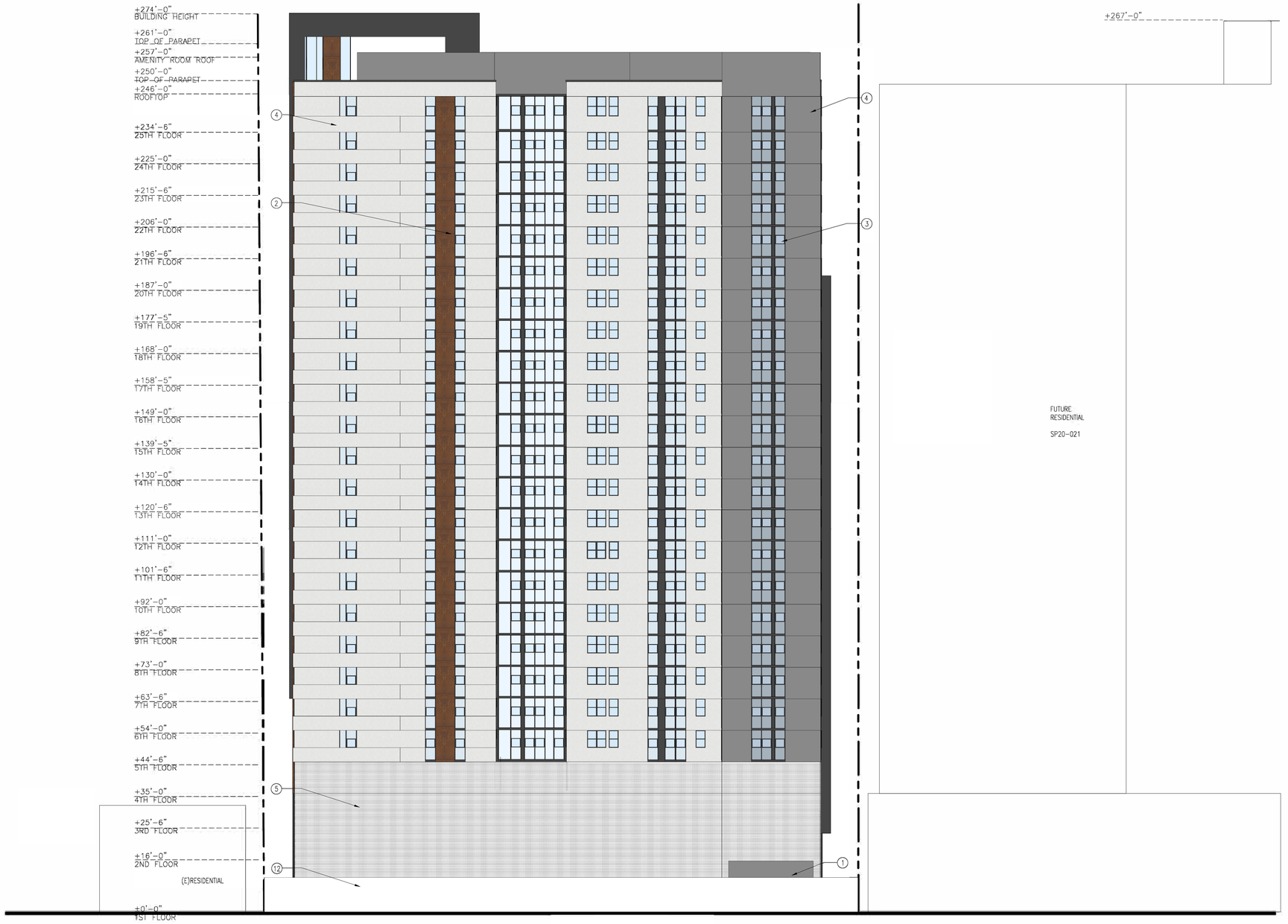
DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE: 1/16"=1'-0"
JOB No.: 18.07.06

SHEET No.:

A3.1b

SHEETS IN SET

CITY STAMP



1 BUILDING ELEVATION – WEST

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

SHEET NOTES :

1. OPENING
2. ACCENT PANEL
3. BRONZE METAL FRAME WINDOW
4. PAINTED STUCCO – EIFS PANEL
5. PERFORATED METAL PANEL
6. GLASS GARAGE DOOR
7. GRANITE
8. CURTAIN WALL
9. SILVER METAL FRAME DOOR
10. METAL AWNING
11. OPAQUE GLASS
12. CMU

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

SHEET NAME :

ELEVATION

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

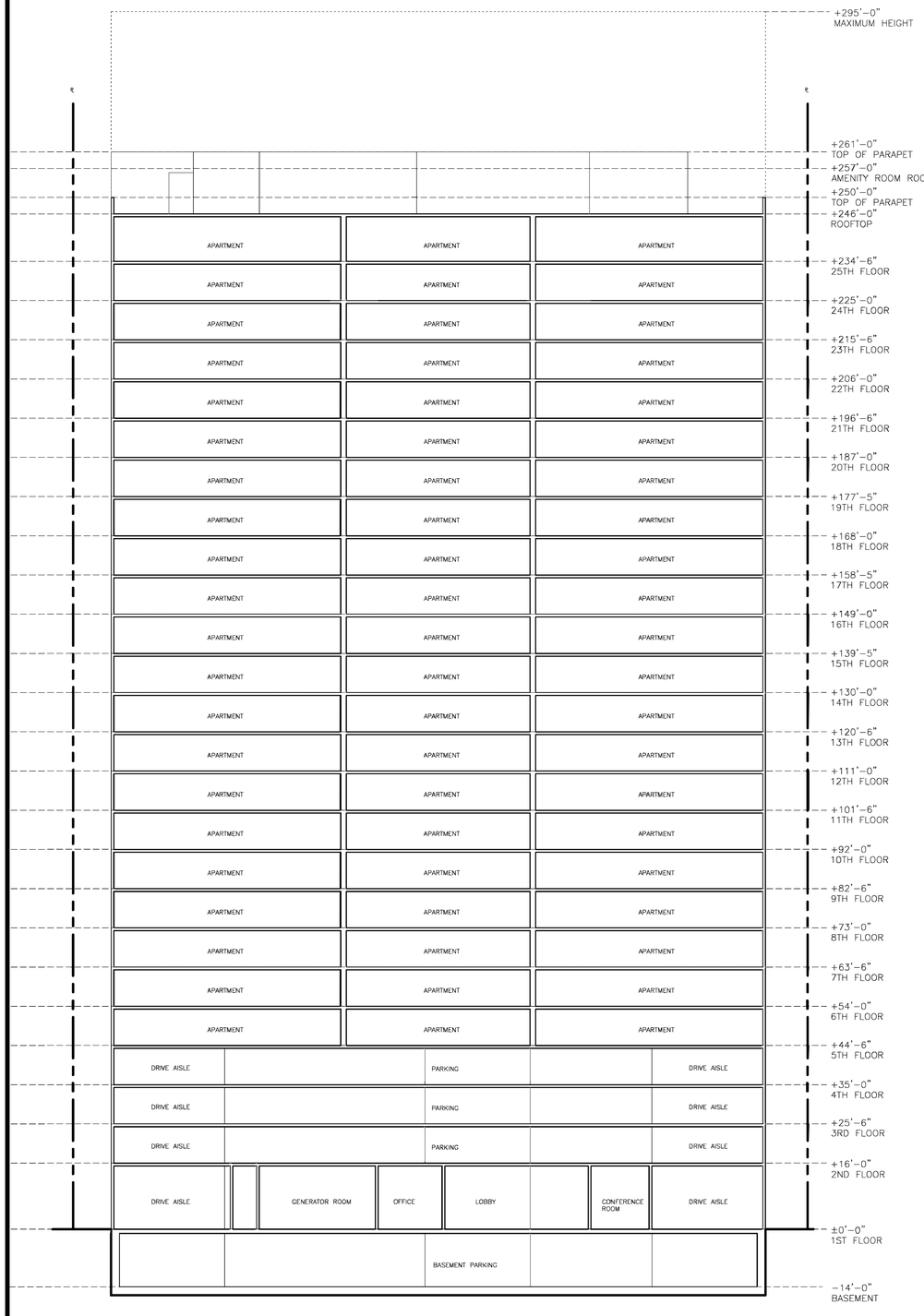
DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE: 1/16"=1'-0"
JOB No.: 18.07.06

SHEET No.:

A3.1c

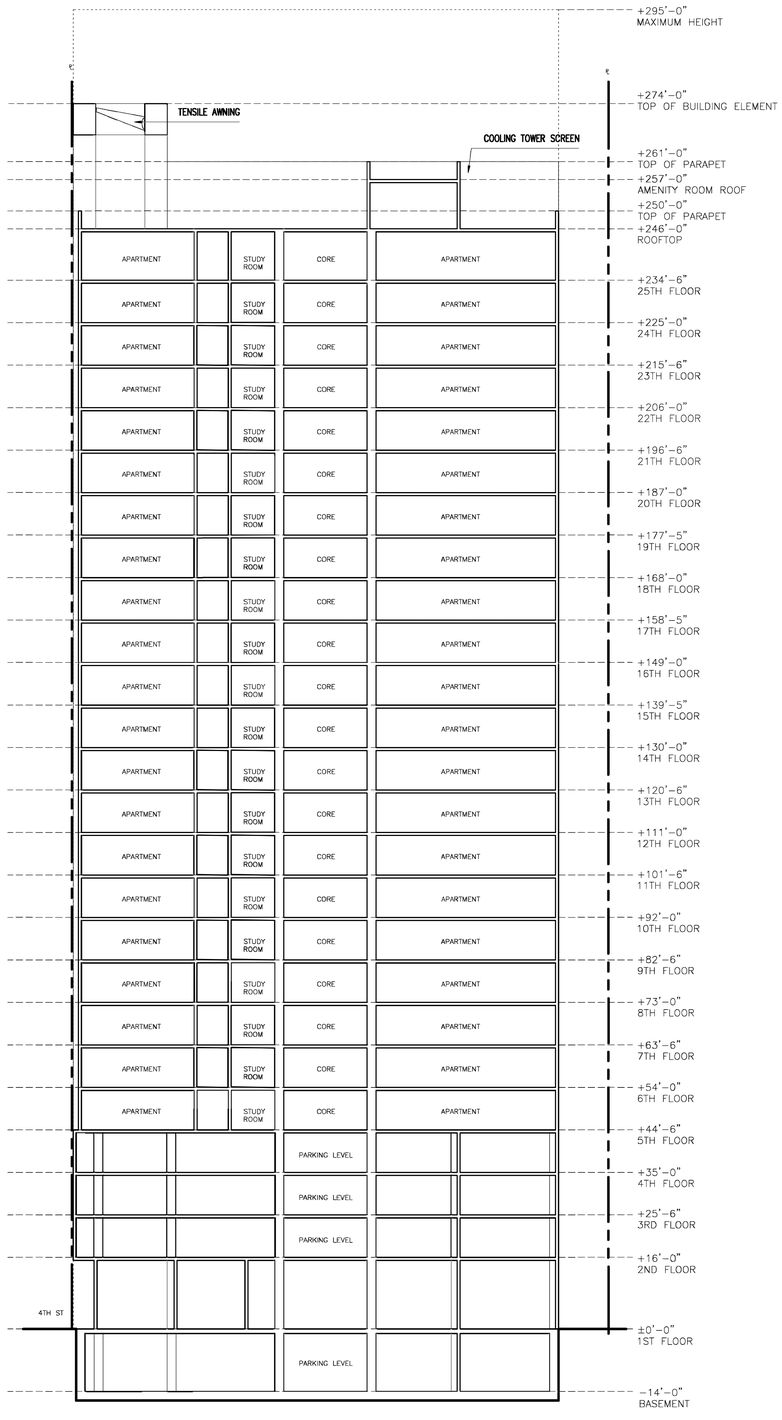
SHEETS IN SET

CITY STAMP



A SECTION A–A

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



B SECTION B–B

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

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

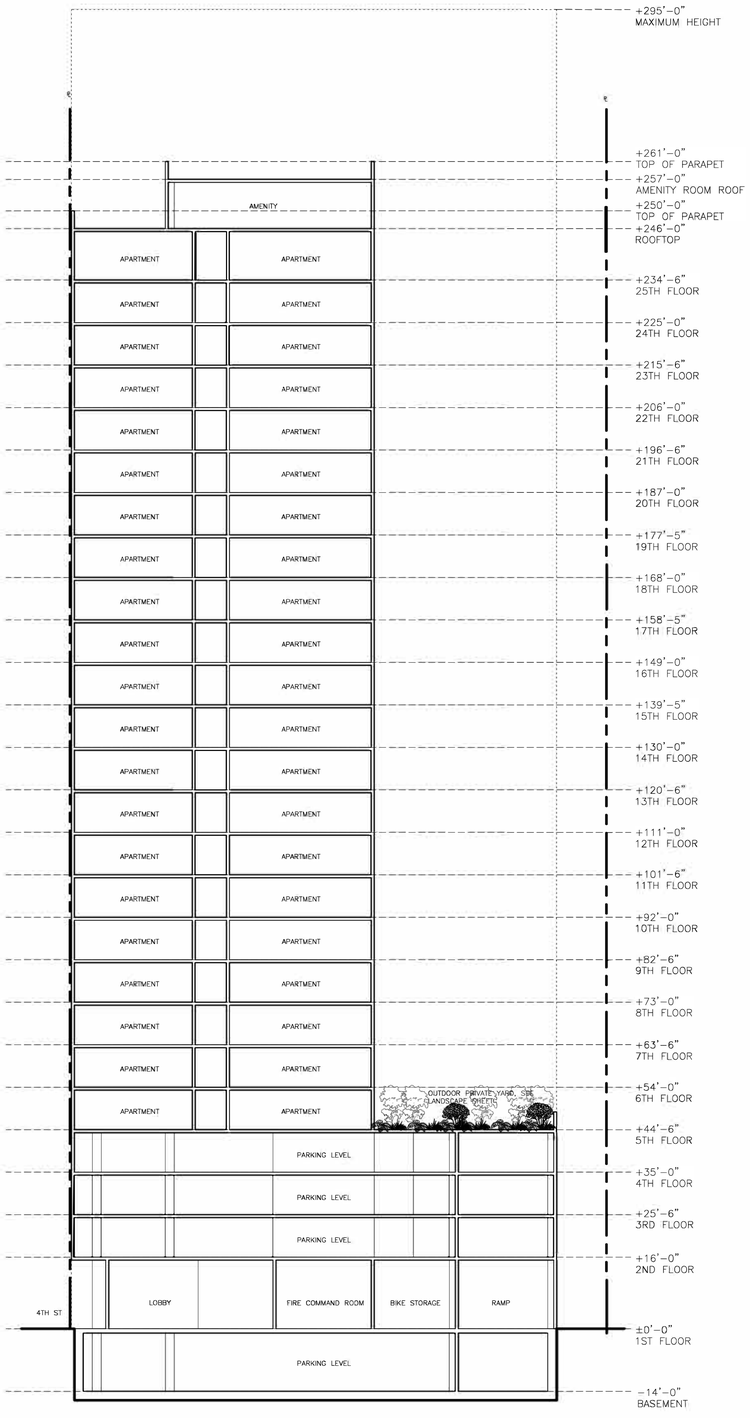
SHEET NAME :

SECTIONS

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE: 1/8"=1'-0"
JOB No.: 18.07.06
SHEET No.:
SHEETS IN SET A3.2

CITY STAMP



© SECTION C-C

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

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT : H17-004

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

CONSULTANT:

SHEET NAME :

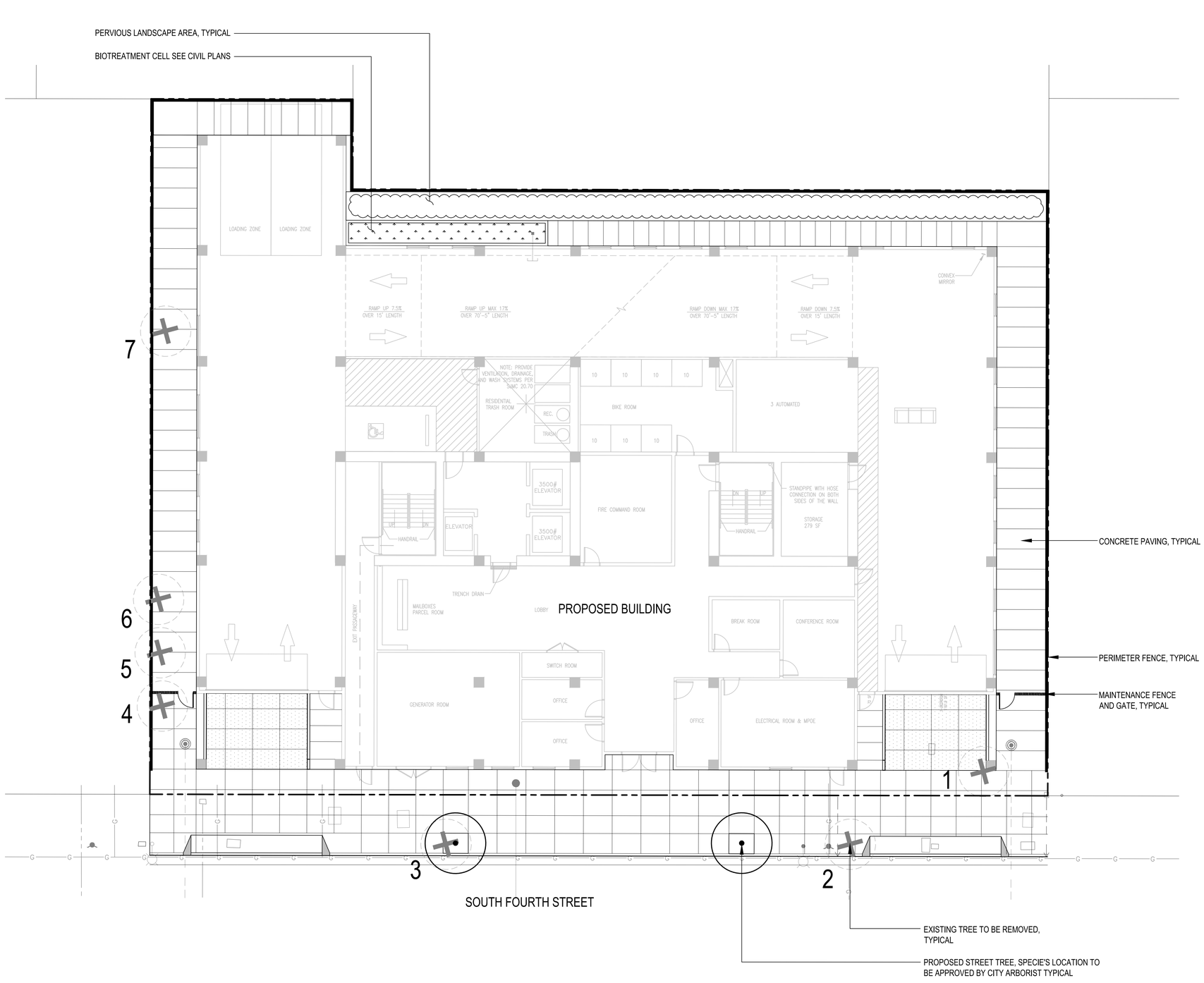
SECTIONS

REVISIONS	BY
△2ND RESUBMIT 10/16/18	
△3RD RESUBMIT 10/08/21	

DRAWN:
CHECKED:
DATE: 10/08/2021
SCALE: 1/8"=1'-0"
JOB No.: 18.07.06
SHEET No.:

SHEETS IN SET A3.3

CITY STAMP



GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

TREE REMOVAL TABLE

TREE #	TREE SPECIES
1	ROBINIA 'PURPLE ROBE'
2	PISTACIA CHINENSIS
3	PLATANUS X ACERIFOLIA
4	PHOTINIA X FRASERI
5	LIGUSTRUM
6	LIGUSTRUM
7	UNKNOWN

ON-SITE TREE MITIGATION TABLE

	DBH**	QTY***	REPLACEMENT RATIO-SIZE	QUANTITY REQUIRED
TOTAL TREES TO BE REMOVED	<12" DIA	5	1:1 - 15 GALLON	5
TOTAL STREET TREES TO BE REMOVED	<12" DIA	2	1:1 - 15 GALLON	2
TOTAL PROPOSED TREES		7		

- IF QUANTITY OF PROPOSED TREES ARE NOT EQUAL TO OR GREATER THAN REQUIRED TREES, THE PROJECT IS SUBJECT TO MITIGATION FEES PER CITY OF POLICY.

NOTES:
1. STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF STREET TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATIONS STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES.

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT :

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

LICENSED LANDSCAPE ARCHITECT
BRIAN JOEL GLEIM
NO. 5292
Signature
3/31/23
Renewal Date
Date
STATE OF CALIFORNIA

GENERAL NOTES :
1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SHEET NAME :

GROUND FLOOR LANDSCAPE PLAN

REVISIONS	BY
△ 2ND RESUBMIT	
10/16/18	
△ 3RD RESUBMIT	
10/08/21	

DRAWN:	BG
CHECKED:	BG
DATE:	10/08/2021
SCALE:	1" = 10'
JOB No.:	472920
SHEET No.:	L1.0
SHEETS IN SET	



SOUTH FOURTH STREET

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

SCDC
ARCHITECTURE
INTERIOR DESIGN

SALVATORE CARUSO
DESIGN CORPORATION

980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT :

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

LICENSED LANDSCAPE ARCHITECT
BRIAN JOEL GLEIM
NO. 5292
Signature
1/31/23
Renewal Date
Date
STATE OF CALIFORNIA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

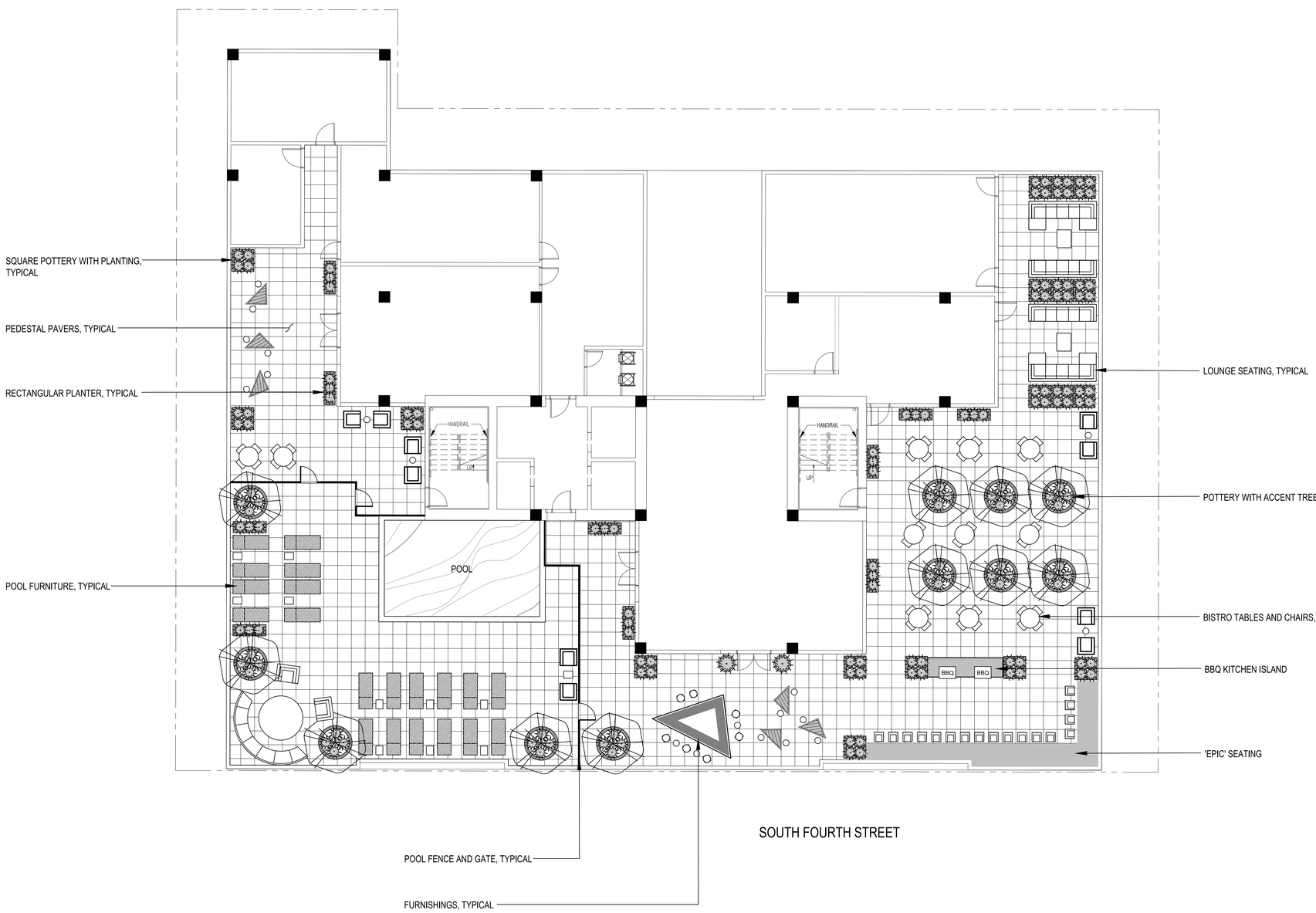
HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SHEET NAME :

PODIUM LANDSCAPE PLAN

REVISIONS	BY
△ 2ND RESUBMIT	
10/16/18	
△ 3RD RESUBMIT	
10/08/21	

DRAWN:	BG
CHECKED:	BG
DATE:	10/08/2021
SCALE:	1" = 10'
JOB No.:	472920
SHEET No.:	L1.1
SHEETS IN SET	



GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT :

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

LICENSED LANDSCAPE ARCHITECT
BRIAN JOEL GLEIM
NO. 5292
Signature
1/31/23
Renewal Date
Date
STATE OF CALIFORNIA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SHEET NAME :

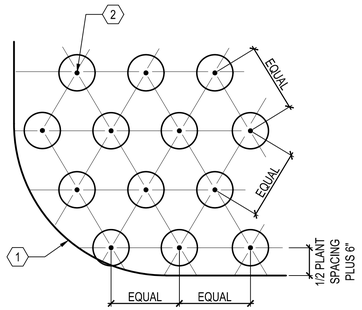
ROOF LANDSCAPE PLAN

REVISIONS	BY
△ 2ND RESUBMIT	
10/16/18	
△ 3RD RESUBMIT	
10/08/21	

DRAWN:	BG
CHECKED:	BG
DATE:	10/08/2021
SCALE:	1" = 10'
JOB No.:	472920
SHEET No.:	L1.2
SHEETS IN SET	

NOTES:
1. ALL PLANTS TO BE PLANTED AT EQUAL SPACING "TRIANGULATED" UNLESS OTHERWISE INDICATED ON PLANS.
2. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.

1. EDGE OF PLANTING AREA
2. TYPICAL PLANT SPACING VARIES SEE PLANTING LEGEND AND PLANS.



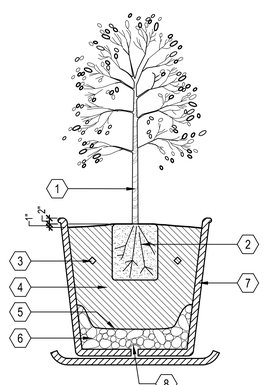
C GROUNDCOVER PLANTING
SCALE: NOT TO SCALE

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.

1. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
2. ROOTBALL
3. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
4. BACKFILL MIX: 50% ORGANIC AMENDMENTS 50% WASHED HORTICULTURAL SAND
5. SARAN CLOTH 92% SHADE
6. PEA GRAVEL 2" MINIMUM DEPTH
7. POTTERY WITH MATCHING SAUCER-SEE POTTERY PLAN FOR TYPE
8. DRAIN CHIP

D CONTAINER PLANTING (SHRUB)
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFCATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. DETAIL APPLIES TO TREES UP TO 36" BOX MAXIMUM.

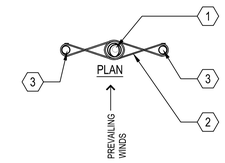


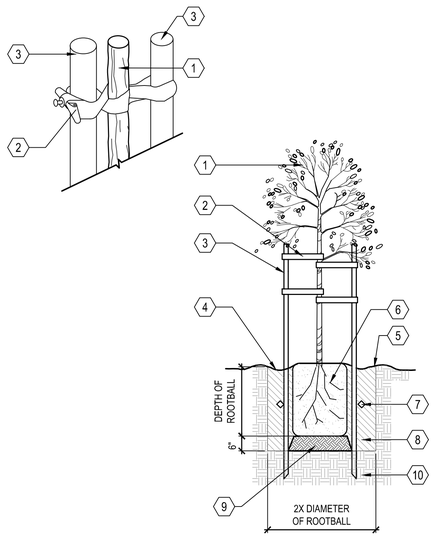
1. TREE-SEE PLAN AND LEGEND FOR SIZE AND TYPE
2. ROOTBALL
3. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX
4. BACKFILL MIX: 50% ORGANIC AMENDMENTS, 50% WASHED HORTICULTURAL SAND
5. SARAN CLOTH 92% SHADE
6. PEA GRAVEL OR PERLITE 2" MINIMUM DEPTH
7. POTTERY WITH MATCHING SAUCER-SEE POTTERY PLAN FOR TYPE
8. DRAIN CHIP

E CONTAINER PLANTING DETAIL
SCALE: N.T.S.

NOTES:
1. SEE PLANTING SPECIFICATIONS PRIOR TO INSTALLATION OF PLANT MATERIALS.
2. THIS DETAIL APPLIES TO 15 GALLON AND 24" BOX TREES.
3. ROOTBALL CROWN TO EXTEND 1" ABOVE FINISH GRADE.
4. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' AT BASE OF TRUNK.

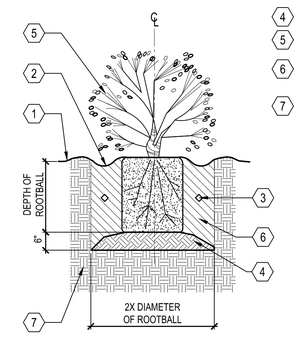
1. TREE-SEE PLAN FOR SIZE AND TYPE
2. CINCH TIE OR APPROVED EQUAL
3. 2" DIAMETER TREATED LODGE POLE PINE STAKE PLACED ON WINDWARD SIDES OF TREE, AND OUTSIDE OF ROOTBALL
4. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISH GRADE. TREES PLANTED IN TURF SHALL NOT HAVE BASINS.
5. FINISH GRADE
6. ROOTBALL
7. AGRIFORM PLANT TABLETS 3 PER 15 GALLON, 6 PER 24" BOX AND 8 FOR 36" BOX
8. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION. PUDDLE AND SETTLE PRIOR TO PLANTING TREE.
9. FOOT TAMP BASE
10. NATIVE GRADE





A TREE STAKING (DOUBLE)
SCALE: N.T.S.

NOTES:
1. ROOTBALL CROWN TO BE 1" ABOVE FINISHED GRADE.



1. FINISHED GRADE
2. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND ROOTBALL BELOW FINISHED GRADE
3. AGRIFORM PLANT TABLETS 2 PER 1 GALLON, 3 PER 5 AND 15 GALLON
4. FOOT TAMP BASE
5. SHRUB-SEE PLAN AND LEGEND FOR SIZE AND TYPE
6. APPROVED BACKFILL, THOROUGHLY MIXED PRIOR TO INSTALLATION
7. NATIVE GRADE OR CERTIFIED COMPACTED SUBGRADE

B SHRUB PLANTING
SCALE: NOT TO SCALE

PROPOSED PLANT PALETTE

PLANNING SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	HXW	WULCOLS
TREES					
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY TREE	24" BOX	6'X6'	L
	LAGERSTROEMIA 'TONTO'	CRAPE MYRTLE 'TONTO'	24" BOX	10'X10'	L
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	24" BOX	25'X25'	VL
SHRUBS (BACKGROUND AND FOREGROUND PLANTING)					
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GALLON	3'X3'	L
	AGAVE 'OVATIFOLIA'	WHALE'S TONGUE AGAVE'	5 GALLON	3'X3'	L
	ANIGOZANTHOS MIX	MIX OF 'BIG RED' AND 'TEQUILA SUNRISE'	1 GALLON	3'X3'	L
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERESTER'	FEATHER REED GRASS	1 GALLON	3'X3'	M
	DIANELLA CAERULEA 'CASSA BLUE'	BLUE FLAX LILY	1 GALLON	2'X2'	M
	HESPERALOE 'BRAKELIGHTS'	DWARF RED FALSE YUCCA	1 GALLON	4'X4'	L
	JUNCUS PALLIDUS 'JAVELIN'	PALE RUSH	1 GALLON	4'X2'	M
	KNIPHOFIA UVARIA	RED HOT POKER	1 GALLON	3'X3'	L
	LEUCADENDRON CORDIFOLIUM	FLAME GIANT PINCUSHION	1 GALLON	8'X6'	L
	LOMANDRA CONFERTIFOLIA 'TILGA'	TILGA MAT RUSH	1 GALLON	2'X2'	L
	LOMANDRA 'BREEZE'	BREEZE MAT RUSH	1 GALLON	2'X2'	L
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER KOHUHU	1 GALLON	15'X10'	M
	SALVIA CLEVELANDII	CLEVLAND SAGE	1 GALLON	4'X4'	L
	SENECIO MANDRALISCAE	BLUE CHALK STICKS	1 GALLON	12"X24"	L
	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GALLON	18"X18"	M
	SESLERIA 'GREENLEE'	GREENLEE MOOR GRASS	1 GALLON	12"X12"	M
BIO-TREATMENT PLANTS					
	CHONDROPETALUM TECTORUM	SMALL CAPE RUSH	1 GALLON	3'X3'	L
	CISTUS SPP.	ROCK ROSE	1 GALLON	4'X5'	L
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	3'X2'	L
	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GALLON	2'X1'	L

NOTES:
1. ALL PLANTING AREAS TO RECEIVE 3" THICK LAYER BARK MULCH.
2. INCLUDE 3" OF COMPOSTED, NON-FLOATABLE MULCH IN STORMWATER TREATMENT PLANTINGS.

PLANTING PLAN NOTES

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.

LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.

TREES SHALL BE PLANTED NO CLOSER THAN TEN FEET (10') FROM UTILITIES.

TREES PLANTED WITHIN FIVE FEET (5') OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CONTRACTOR MUST CONTACT THE CITY OF SAN JOSE ARBORIST AT 408-794-1924 TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.

ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. CONTRACTOR SHALL PROVIDE SAMPLE OF PROPOSED BARK MULCH FOR APPROVAL. BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.

ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1)
FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4" FOR CALIPERS GREATER THAN 4", CALIPER SHALL BE MEASURES 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS.
CALIPER IS MEASURED 6" ABOVE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

CALIPER SIZES STANDARDS:
15 GALLON: 0.75-1.25"
24" BOX: 1.25-2"
36" BOX: 2-3.5"
48" BOX: 3.5-5"
60" BOX: 4-6"

WATER NEEDS CATEGORY BASED ON WUCOLS IV (JANUARY 2014) LANDSCAPE COEFFICIENT METHOD:

CATEGORY	*PERCENTAGE OF ETo*
(H) HIGH:	0.7-0.9
(M) MEDIUM:	0.4-0.6
(L) LOW:	0.1-0.3
(VL) VERY LOW:	<0.1

SCDC
ARCHITECTURE INTERIOR DESIGN
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT :

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

LICENSED LANDSCAPE ARCHITECT BRIAN JOEL GLOVER NO. 5292 Signature 3/31/23 Renewal Date Date STATE OF CALIFORNIA

GENERAL NOTES :
1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

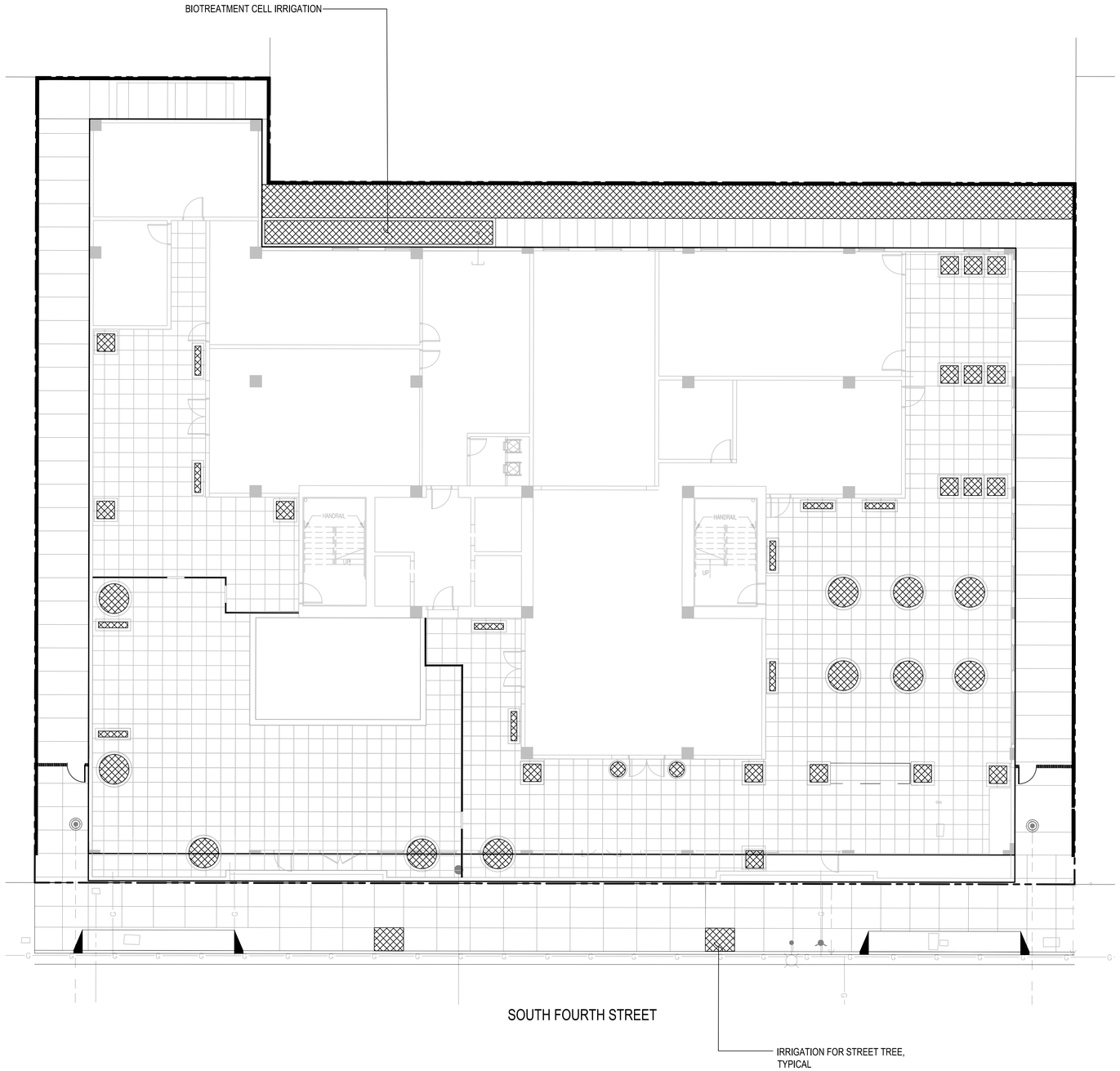
SHEET NAME :

PLANTING PALETTE, NOTES, AND DETAILS

REVISIONS	BY
△ 2ND RESUBMIT	
10/16/18	
△ 3RD RESUBMIT	
10/08/21	

DRAWN:	BG
CHECKED:	BG
DATE:	10/08/2021
SCALE:	AS NOTED
JOB No.:	472920
SHEET No.:	L1.3

SHEETS IN SET _____



NOTE: THIS PLAN SHEET INCLUDES GROUND FLOOR, PODIUM AND ROOFTOP.

HYDROZONE NOTES:

DRIP IRRIGATION FOR BUILT IN PLANTERS ON PODIUM.
TREE BUBBLERS FOR ON GRADE STREET TREES.

IRRIGATION DESIGN CRITERIA:

1. FINAL DESIGN SHALL CONFORM TO AB1881 OR CITY ADOPTED WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS SHOWN WILL BE COMMONLY MAINTAINED BY THE OWNER AND IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
3. IRRIGATION SYSTEMS WILL BE PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL. THESE SYSTEMS WILL BE INSTALLED AS SOON AS PRACTICAL AFTER GRADING AND PRIOR TO PLANT MATERIAL INSTALLATION AND HYDROSEEDING.
4. ALL TURF, TREE, SHRUB AND GROUNDCOVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. ALL SPRAY AREAS WILL BE IRRIGATED BY HIGH EFFICIENCY MATCHED PRECIPITATION RATE POP-UP SPRAY HEADS. TURF, TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES ACCORDING TO PLANT WATER REQUIREMENTS AND EXPOSURE.
5. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.
6. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS TO THE MAXIMUM EXTENT POSSIBLE.
7. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:
   - A. LOCATIONS AND SIZES OF WATER POINTS OF CONNECTION.
   - B. LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, AND QUICK COUPLERS.
   - C. STATIC WATER PRESSURE AT THE POINTS OF CONNECTION.
   - D. FLOW RATE (GALLONS PER MINUTE), REMOTE CONTROL VALVE SIZE, AND DESIGN OPERATING PRESSURE (PSI) FOR EACH STATION.
   - E. HYDROZONE INFORMATION TABLE.
   - F. WATER USE CALCULATIONS.
8. A NEW IRRIGATION WATER METER SHALL BE INSTALLED AS PART OF LANDSCAPE IMPROVEMENTS, LOCATION TO BE DETERMINED.
9. THIS PROJECT SHALL BE RETROFITTED FOR FUTURE SOUTH BAY WATER RECYCLING PROGRAM CONNECTION. THE IRRIGATION PLAN SHALL BE DESIGNED FOR POTABLE WATER, BUT WITH THE USE OF PURPLE PIPE.

GRAPHIC SCALE

10 0 5 10 20 40

(In Feet)
1 inch = 10 feet

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT :

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

LICENSED LANDSCAPE ARCHITECT
BRIAN JOEL GLOSA
NO. 5292
Signature
5/31/22
Renewal Date
Date
STATE OF CALIFORNIA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

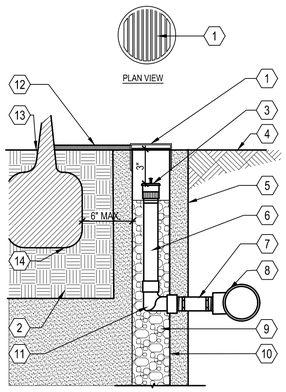
HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SHEET NAME :

HYDROZONE PLAN

REVISIONS	BY
△ 2ND RESUBMIT	
10/16/18	
△ 3RD RESUBMIT	
10/08/21	

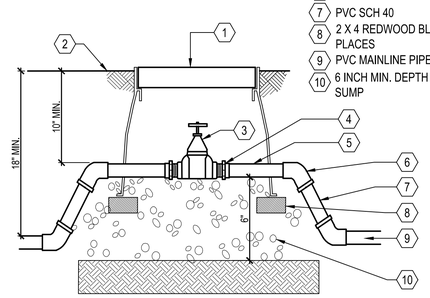
DRAWN:	BG
CHECKED:	BG
DATE:	10/08/2021
SCALE:	1" = 10'
JOB No.:	472920
SHEET No.:	**L1.4**
SHEETS IN SET	



1. 4"Ø OPEN GRATE CAP INSTALL FLUSH WITH FINISH GRADE OR MULCH
2. BACKFILL PLANTING MIX
3. BUBBLER HEAD (SEE IRRIGATION LEGEND FOR MODEL)
4. FINISHED GRADE
5. LIMIT OF EXCAVATED TREE PLANTING PIT
6. PVC SCHD. 80 NIPPLE LENGTH AS REQUIRED
7. PVC LATERAL PIPE
8. PVC SCH 40 TEE OR ELL CONNECTED TO IRRIGATION NON PRESSURE LATERAL LINE
9. 3/4" DRAIN ROCK
10. 4" ROUND PERFORATED PLASTIC DRAIN PIPE 18" LONG
11. PVC SCHED. 40 90 ELL.
12. SEE PLANS FOR ADJACENT MATERIAL
13. PLANT CROWN
14. ROOT BALL

F BELOW GRADE TREE BUBBLER
N.T.S.

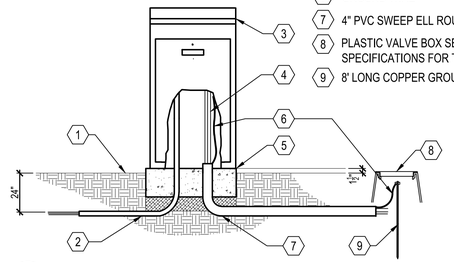
NOTES:
1. PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX
2. INSTALL VALVE BOX SO TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE



1. VALVE BOX (CARSON 910-12B) OR EQUAL W/ GREEN LID
2. FINISHED GRADE/ BEFORE PLANTING
3. GATE VALVE: SEE LEGEND FOR MAKE AND MODEL LINE SIZE
4. SCH 40 PVC MALE ADAPTOR
5. PVC SCH 40 MIN 8" LONG
6. PVC 45 FITTING SCH 40 (TYP.)
7. PVC SCH 40
8. 2 X 4 REDWOOD BLOCK (TYP.) 2 PLACES
9. PVC MAINLINE PIPE
10. 6 INCH MIN. DEPTH PEA GRAVEL SUMP

C GATE VALVE
N.T.S.

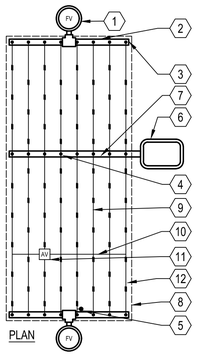
NOTE:
1. VERIFY POWER SOURCE WITH PROJECT ELECTRICIAN.
2. ALL ELECTRICAL WORK MUST CONFORM TO LOCAL CODES.



1. FINISHED GRADE
2. 2-1" PVC CONDUITS FOR 120 VOLT A.C. AND SIGNAL WIRE
3. IRRIGATION CONTROLLER-SEE IRRIGATION LEGEND FOR SPECIFICATION
4. 24 VOLT CONTROL WIRING
5. CONCRETE PAD-6" THICK (MIN.) EXTEND 6" BEYOND EACH SIDE AND BACK AND 24" IN FRONT
6. GROUND WIRE
7. 4" PVC SWEEP ELL ROUND
8. PLASTIC VALVE BOX SEE SPECIFICATIONS FOR TYPE
9. 8' LONG COPPER GROUND ROD

A PEDESTAL MOUNT CONTROLLER
N.T.S.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH



1. DRIPLINE AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
2. PVC FLUSH MANIFOLD
3. DRIPLINE MANIFOLD-TO-ELBOW CONNECTION
4. DRIPLINE MANIFOLD-TO-TEE CONNECTION
5. DRIPLINE OPERATION INDICATOR
6. REMOTE CONTROL VALVE WITH FILTER AND PRESSURE REGULATOR
7. PVC SUPPLY MANIFOLD
8. ZONE PERIMETER
9. DRIPLINE LATERAL
10. AIR/VACUUM RELIEF LATERAL DRIPLINE BLANK TUBING CENTERED ON MOUND OR BERM
11. DRIPLINE AIR/VACUUM RELIEF VALVE PLUMBED TO DRIPLINE BLANK TUBING AT EACH HIGH POINT
12. PERIMETER LATERALS 2" TO 4" FROM EDGE

G DRIPLINE CENTER-FEED LAYOUT
N.T.S.

1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID
2. FINISHED GRADE
3. 3/4" CRUSHED ROCK, 6" MIN. DEPTH
4. 3" LONG SCHEDULE 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90 DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
9. 10" LONG SCH 80 PVC THREADED NIPPLE
10. QUICK COUPLING VALVE
11. 1 1/4" x 1 1/4" x 3/16" ANGLE IRON 30" LONG, 2 STAINLESS STEEL STRAPS

D QUICK COUPLING VALVE
N.T.S.

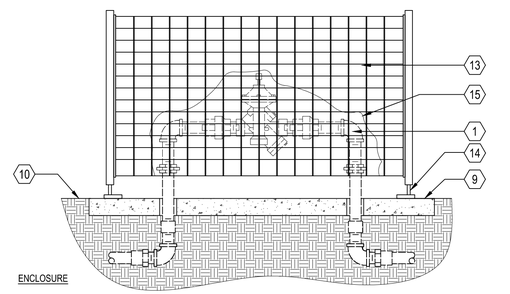
NOTES:
1. DO NOT LOCATE REMOTE CONTROL VALVE IN LAWN

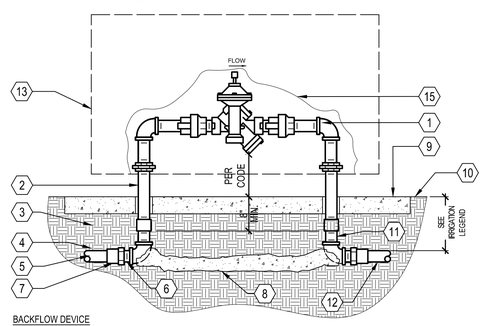
1. 18" LENGTH EXPANSION LOOP
2. SCOTCH LOK #3577 CONNECTOR SEALING PACK OR EQUAL
3. ID TAG FOR VALVE STATION NUMBER
4. VALVE BOX (CARSON 910-12B) OR EQUAL
5. TOP OF MULCH
6. REMOTE CONTROL VALVE: SEE IRRIG. LEGEND
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 MIN 8" LONG
9. PVC 45 FITTING SCH 40
10. PVC SCH 40
11. S X S FITTING
12. PVC MAINLINE PIPE
13. 6" MIN. DEEP PEA GRAVEL SUMP
14. LATERAL LINE CL 200 PVC
15. BRICK-1 PER CORNER, 4 TOTAL

E REMOTE CONTROL VALVE
N.T.S.

NOTES:
1. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
2. DISSIMILAR METALS SHALL BE SEPARATED BY AN APPROVED DIELECTRIC FITTING.

1. REDUCED PRESSURE BACKFLOW ASSEMBLY PER IRRIGATION LEGEND
2. SCH.40 GALVANIZED STEEL NIPPLES-2 TOTAL
3. SCH. 80 PVC COUPLING- 2 TOTAL
4. SCH. 80 PVC 90° ELBOW-2 TOTAL (TxT CONNECTION)
5. PVC MAIN LINE TO POINT OF CONNECTION
6. BUSH AS NECESSARY FOR SIZE TRANSITION
7. SCH. 80 PVC MALE ADAPTER-2 TOTAL
8. CONCRETE SUPPORT BLOCK
9. POURED CONCRETE BASE-6" MIN. THICKNESS-EXTEND 4" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE
10. FINISHED GRADE
11. SCH. 80 PVC NIPPLE-2 TOTAL
12. PVC MAIN LINE TO IRRIGATION SYSTEM
13. BACKFLOW ENCLOSURE-SEE NOTE 4.
14. ANCHOR ROD (TYPICAL)
15. BACKFLOW BLANKET





B REDUCED PRESSURE BACKFLOW DEVICE ENCLOSURE AND BLANKET
N.T.S.

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT :

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

LICENSED LANDSCAPE ARCHITECT
BRIAN JOEL GLOSA
NO. 5292
Signature
3/31/23
Renewal Date
Date
STATE OF CALIFORNIA

GENERAL NOTES :
1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SHEET NAME :

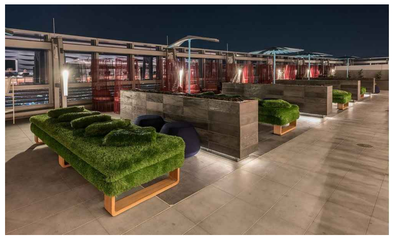
IRRIGATION DETAILS

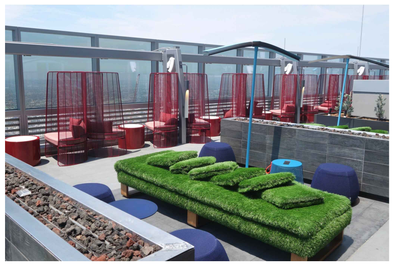
REVISIONS	BY
△ 2ND RESUBMIT	
10/16/18	
△ 3RD RESUBMIT	
10/08/21	

DRAWN:	BG
CHECKED:	BG
DATE:	10/08/2021
SCALE:	AS SHOWN
JOB No.:	472920
SHEET No.:	L1.5

SHEETS IN SET _____







F LOUNGE FURNITURE



D FIRE AND WATER FEATURE



E PERIMETER FENCE



A PEDESTAL PAVERS



B POOL LOUNGE FURNITURE



C BUILT-IN PLANTER

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT :

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

LICENSED LANDSCAPE ARCHITECT
BRIAN JOEL GLOSA
NO. 5292
Signature
5/31/23
Renewal Date
Date
STATE OF CALIFORNIA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

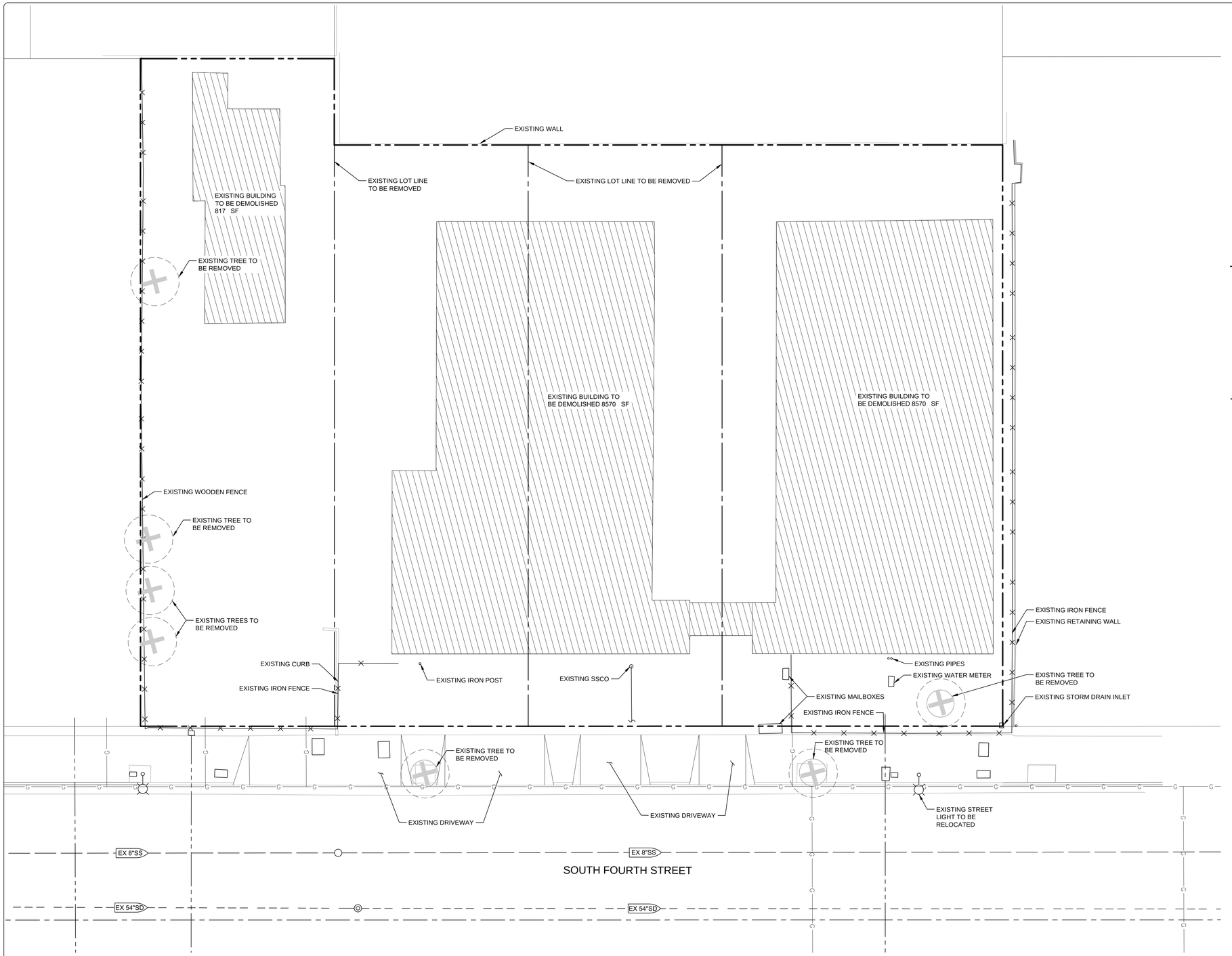
SHEET NAME :

CONCEPT IMAGES

REVISIONS	BY
△ 2ND RESUBMIT	
10/16/18	
△ 3RD RESUBMIT	
10/08/21	

DRAWN:	BG
CHECKED:	BG
DATE:	10/08/2021
SCALE:	AS SHOWN
JOB No.:	472920
SHEET No.:	**L1.6**

SHEETS IN SET



LEGEND

PROJECT BOUNDARY	
LOT LINE	
STORM DRAIN PIPE (EXISTING)	
SANITARY SEWER PIPE (EXISTING)	
WATER PIPE (EXISTING)	
GASLINE (EXISTING)	G G G

NOTES

1. REMOVE AND REPLACE CURB & GUTTER, SIDEWALK, AND DRIVEWAY APPROACHES WITHIN PROPERTY FRONTAGE.
2. EXISTING SURFACE IMPROVEMENTS AND UTILITIES WITHIN PROJECT BOUNDARY TO BE DEMOLISHED UNLESS OTHERWISE NOTED..
3. REFER TO LANDSCAPE PLANS FOR DETAILS ON TREE REMOVAL AND REPLACEMENT.

0 5 10 20

1 INCH = 10 FEET

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO
DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT :

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

REGISTERED PROFESSIONAL ENGINEER
RAFAEL HERNANDEZ
No. 81168
CIVIL
STATE OF CALIFORNIA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SHEET NAME :

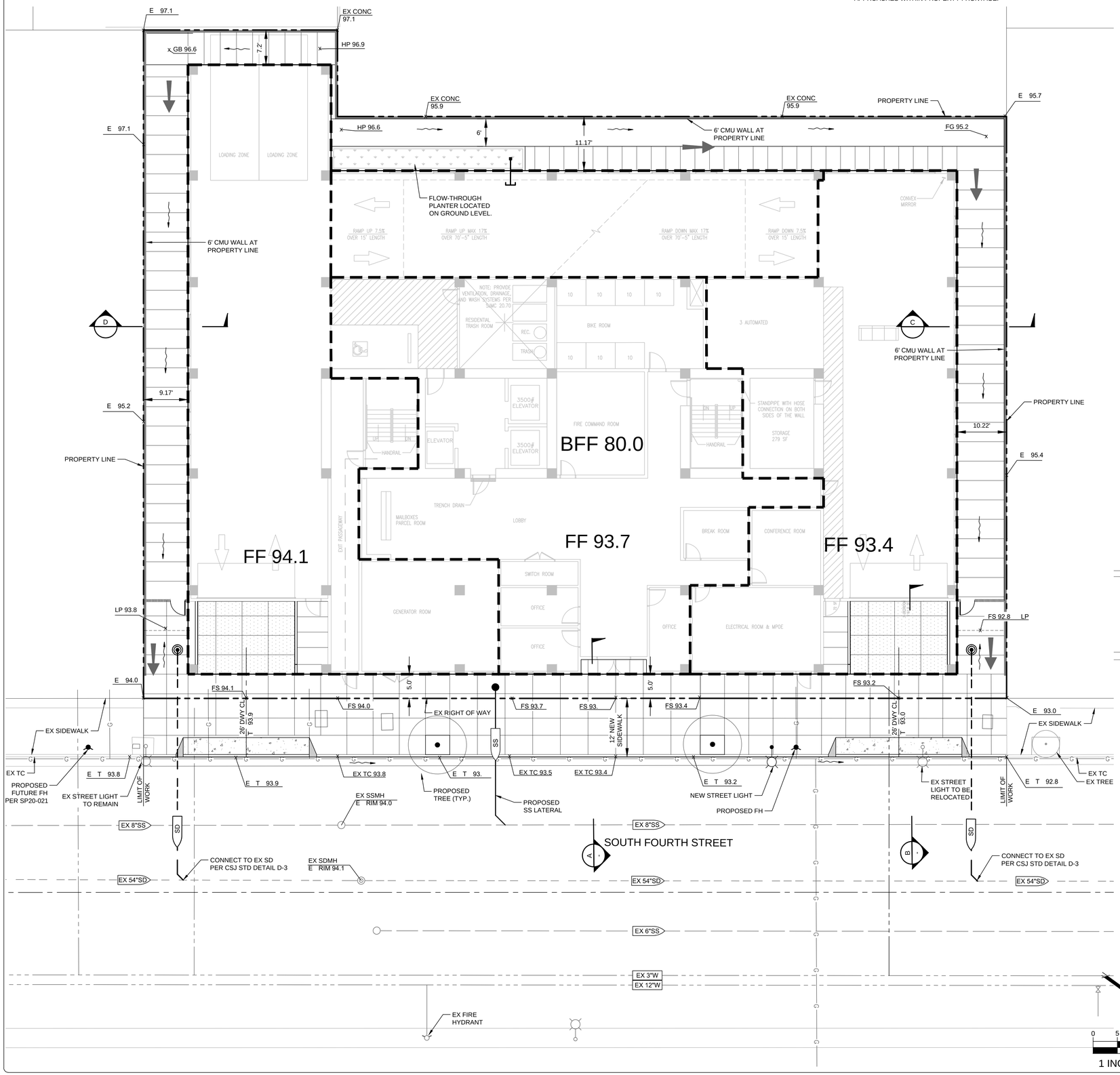
EXISTING SITE AND DEMOLITION PLAN

REVISIONS	BY
△ 2ND RESUBMIT	
10/16/18	
△ 3RD RESUBMIT	
10/08/21	

DRAWN:	ATN
CHECKED:	RH
DATE:	10/08/2021
SCALE:	1" = 10'
JOB No.:	472920
SHEET No.:	C1.0
SHEETS IN SET	

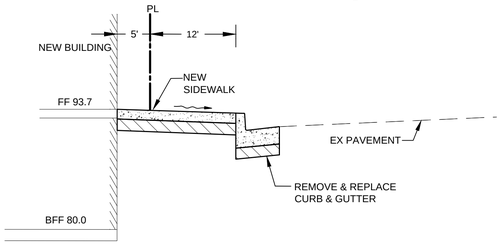
NOTES

1. REMOVE AND REPLACE CURB & GUTTER, SIDEWALK, AND DRIVEWAY APPROACHES WITHIN PROPERTY FRONTAGE.

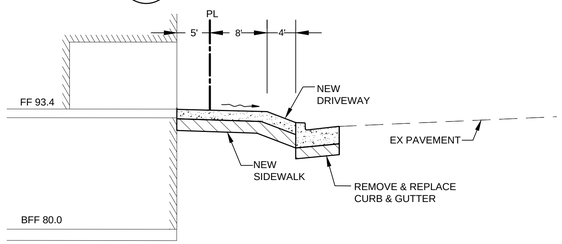


LEGEND

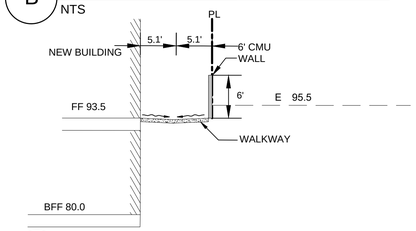
PROJECT BOUNDARY	
STORM DRAIN PIPE	
STORM DRAIN PIPE (EXISTING)	
SANITARY SEWER PIPE (EXISTING)	
SANITARY SEWER PIPE	
WATERLINE	
WATER LINE (EXISTING)	
FOUNDATION SPLIT	
STORM DRAIN MANHOLE	◉
STORM DRAIN MANHOLE (EXISTING)	◎
CURB INLET	▲
CURB INLET (EXISTING)	△
CATCH BASIN	■
CATCH BASIN (EXISTING)	□
HIGH POINT SPOT ELEVATION	x HP
LOW POINT SPOT ELEVATION	x LP
FINISH FLOOR ELEVATION	FF
BASEMENT FINISH FLOOR	BFF
FINISH GRADE ELEVATION	FG
FINISH SURFACE ELEVATION	FS
FLOW LINE	FL
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
OVERLAND RELEASE PATH	←
MECHANICAL TREATMENT UNIT	◎



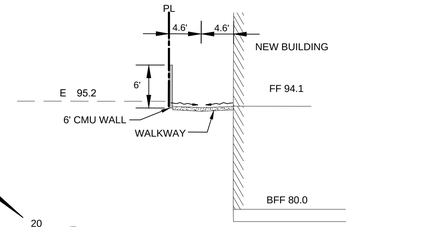
A SOUTH FOURTH STREET
NTS



B SOUTH FOURTH STREET
NTS



C CROSS SECTION (TYP.)
NTS



D CROSS SECTION (TYP.)
NTS

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT :

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

REGISTERED PROFESSIONAL ENGINEER
RAFAEL HERNANDEZ
No. 81168
CIVIL
STATE OF CALIFORNIA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

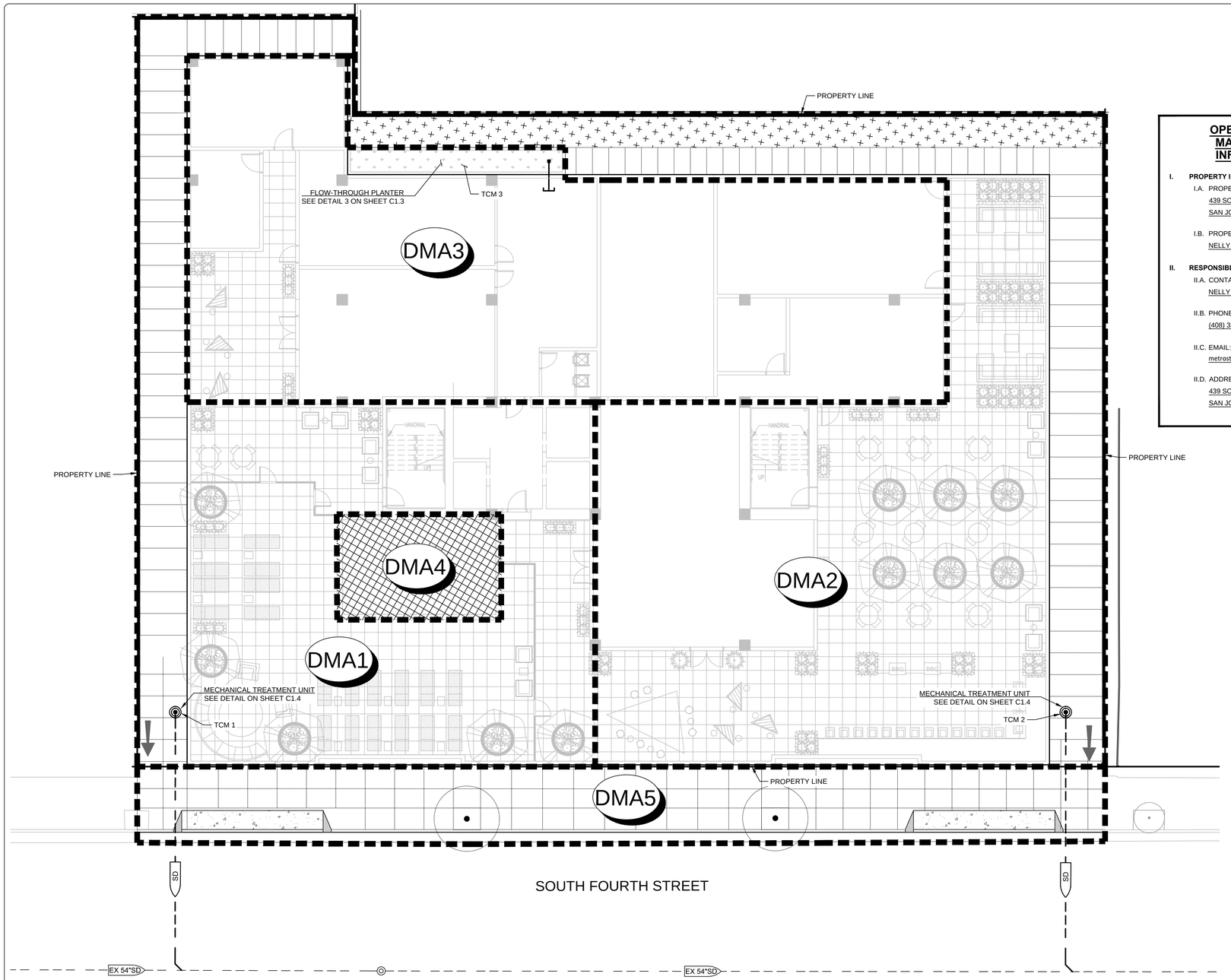
SHEET NAME :

GRADING AND DRAINAGE PLAN

REVISIONS	BY
△ 2ND RESUBMIT	
10/16/18	
△ 3RD RESUBMIT	
10/08/21	

DRAWN:	ATN
CHECKED:	RH
DATE:	10/08/2021
SCALE:	1" = 10'
JOB No.:	472920
SHEET No.:	C1.1

SHEETS IN SET _____



OPERATION AND MAINTENANCE INFORMATION:

I. PROPERTY INFORMATION:

I.A. PROPERTY ADDRESS:
439 SOUTH 4TH STREET
SAN JOSE, CA 95112

I.B. PROPERTY OWNER:
NELLY AMAS

II. RESPONSIBLE PARTY FOR MAINTENANCE:

II.A. CONTACT:
NELLY AMAS

II.B. PHONE NUMBER OF CONTACT:
(408) 386-6474

II.C. EMAIL:
metrostation439@yahoo.com

II.D. ADDRESS:
439 SOUTH 4TH STREET
SAN JOSE CA 95112

LEGEND

PROJECT BOUNDARY	
STORM DRAIN PIPE	XX"SD
STORM DRAIN PIPE (EXISTING)	EX XX"SD
STORM DRAIN MANHOLE	
STORM DRAIN MANHOLE (EXISTING)	
CURB INLET	
CURB INLET (EXISTING)	
CATCH BASIN	
CATCH BASIN (EXISTING)	
CURB CUT	
HIGH POINT SPOT ELEVATION	x HP
LOW POINT SPOT ELEVATION	x LP
FINISH FLOOR ELEVATION	FF
PAD ELEVATION	PAD
FINISH GRADE ELEVATION	FG
FLOW LINE	FL
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
OVERLAND RELEASE PATH	
MECHANICAL TREATMENT UNIT	
LID TREATMENT DRAINAGE AREA (SEE SIZING CALCULATIONS, SHEETS C1.3 & C1.4)	DMA#
SWIMMING POOL (EXEMPT FROM TREATMENT)	
PERVIOUS AREA	
WALKWAY	

PROJECT SITE INFORMATION:

1. SOILS TYPE: SILT LOAM (B)
2. GROUND WATER DEPTH: 0 TO 10 FT
3. NAME OF RECEIVING BODY: GUADALUPE
4. FLOOD ZONE: D
5. FLOOD ELEVATION (IF APPLICABLE): N/A

0 5 10 20

1 INCH = 10 FEET

LID Treatment Reduction Credit Summary*

Special Project Category C - Small Infill Projects

Total: 75%

**per criteria established by RWQCB Tentative Order R2-2011-0083, amending order No. R2-2009-0074*

TREATMENT CONTROL MEASURE SUMMARY TABLE

										Bioretention			Self Retaining / Treating		Media Filter				Credits		
DMA #	TCM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: I = 0.2	5,925	5,925	-	0	26.86%						2	2	Oldcastle Precast FloGard Perk Filter	12			
2	2	Onsite	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: I = 0.2	8,935	8,149	-	786	40.50%						3	3	Oldcastle Precast FloGard Perk Filter	12			
3	3	Onsite	Flow-Through planter (concrete lined*) w/ underdrain	LID	3. Flow-Volume Combo	6,615	6,463	-	152	29.99%	149	152	12									
4	4	Onsite	Untreated ****	Non-LID	N/A	585	585	-	-	2.65%												Pool on the roof
5	-	Offsite	Maintenance	N/A	N/A	2,465	2,425		40	-												
					Totals:	22,060	21,122	0	938	100.00%												

Footnotes:
* "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
**** DMA4 is untreated because the pool drains to the sewer.

2. AREA DATA

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:	0.51	acres
2.c Total area of site that will be disturbed:	0.51	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 21,318	d.2 0	d.3 21,122	d.4 0	d.5 (d.2+d.3+d.4) 21,122
Total New and Replaced IA			d.6 (d.3+d.4) 21,122		
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) 21,318				d.15 (d.5+d.12) 21,122
Percent Replacement of IA in Redevelopment Projects (d.3+d.1) x 100:					d.16 99.08 %

2.e PERVIOUS AREAS - PA	Pre-Project Existing PA sq. ft.	Total Post Project PA sq. ft.
Total PA[4]	e.1 742	e.2 938
2.f Total Area (IA + PA)	f.1 (d.14 + e.1) 22,060	f.2 (d.15 + e.2) 22,060

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).**
3. These areas are locations of the public street that are being dedicated (sidewalk or street easement) to the City of San José.
4. Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT :

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

REGISTERED PROFESSIONAL ENGINEER
RAFAEL HERNANDEZ
No. 81168
CIVIL
STATE OF CALIFORNIA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SHEET NAME :

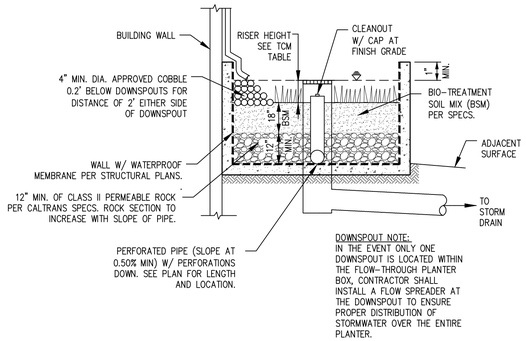
STORMWATER CONTROL PLAN

REVISIONS	BY
△ 2ND RESUBMIT	
10/16/18	
△ 3RD RESUBMIT	
10/08/21	

DRAWN: ATN
CHECKED: RH
DATE: 10/08/2021
SCALE: 1" = 10'
JOB No.: 472920
SHEET No.:

C1.2

SHEETS IN SET



SIZING METHODS:
FLOW-COMBO

3 FLOW-THROUGH PLANTER (ABOVE GRADE) N.T.S.

SIZING FOR VOLUME BASED TREATMENT

Step 1: Drainage Area and % Impervious

DMA # 3
A= 6615 s.f.
Impervious Area = 6463 s.f. **% Imperviousness= 97.70%**

Step 2: Calculate Correction Factor

MAPsite = 15 Correction Factor= **1.0791**
MAPgage = 13.9

Step 3: Identify the representative soil type for the BMP Drainage Area. Use Figure B-1. Indicate Soil Type with "X" in the appropriate box.

Clay (D): Sandy Clay (D): Clay Loam (D):
Silt Loam/Loam (B): x Not Applicable (100% Impervious):

Are the soils outside the building footprint graded/compacted? Yes/No

If yes, and the soil will be compacted during site preparation and grading, the soil infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate (eg. Silt Loam to Clay)
Modified Soil Type:

Step 4: Average slope of the site
Step 5: Determine the unit basin storage volume (UBS) from sizing curves.

S= 1.00%
UBS Volume for 1% Slope (UBS1%) = 0.56720121 inches (Use Figure B-2)
UBS Volume for 15% Slope (UBS15%) = 0.58653485 inches (Use Figure B-5)
UBS Volume for X% Slope (UBSX%) = 0.56720121 inches (Corrected Slope for the site)

Step 6: Determine the Adjusted UBS

Adjusted UBS = Correction Factor (Step 2) x UBSx% (Step 5)
Adjusted UBS = 0.6120876 inches

Step 7: Determine the BMP Design Volume

Design Volume = Adjusted UBS (Step 6) x Drainage Area (Step 1) x 1ft/12 inch
Design Volume = 337.41 ft^3

COMBO FLOW & VOLUME BIORETENTION CALCULATION

Step 8: Determine the equivalent impervious area.

Total Drainage Area = 6,615 sq. ft
Impervious Area = 6,463 sq. ft
Pervious Area = 152 sq. ft
Equivalent Impervious Area = 15 sq. ft Total Equivalent Impervious = **6,478** sq. ft

Step 9: Calculate the Duration of the Rain Event.

Rainfall Intensity = 0.2 in/hr
Duration = Adjusted UBS (Step 6) / Rainfall Intensity
Duration = 3.0604382 hrs

Step 10: Calculate the Bioretention or Flow Through Planter design based by optimizing the depth of ponding by adjusting the surface area.

Estimate the Surface Area = 149 sq. ft (Typically start with Total Impervious x 0.03)
Volume of Treated Runoff = 190.0022 cu. ft
Volume in Ponding Area = 147.41111 cu. ft
Depth of Ponding = 0.9893363 ft Depth of Ponding = 11.9 inches (Round up)

If Depth of Ponding is less than 6" the design can be optimized with a smaller surface area. (repeat)
If Depth of Ponding is greater than 12" a larger surface area will be required. (repeat)
If Depth of Ponding is between 6" to 12" this is the range allowable for Bioretention or Flow-Through Planters.

SITE DESIGN MEASURES:

1. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
2. REDUCE EXISTING IMPERVIOUS SURFACES.
3. CLUSTER STRUCTURES/PAVEMENT.
4. CREATE NEW PERVIOUS AREAS:
   a. LANDSCAPING
5. PARKING:
   a. ON TOP OF OR UNDER BUILDINGS.

SOURCE CONTROL MEASURES:

1. BENEFICIAL LANDSCAPING.
2. GOOD HOUSEKEEPING, EG., SWEEP PAVEMENT AND CLEAN CATCH BASIN.
3. LABEL STORM DRAINS.
4. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
   a. COVERED TRASH/RECYCLING ENCLOSURES.
   b. INTERIOR PARKING STRUCTURES.
   c. POOLS, SPAS, FOUNTAINS.

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.

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFA TURER S SPE IFI ATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLA E THE MEDIA PER MANUFA TURER S INSTRU TIONS OR AS INDI ATED BY THE CONDITION OF THE UNIT.	PER MANUFA TURER S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USIN RO MUL H HE FOR 3 OF OVERA E.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT :

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

REGISTERED PROFESSIONAL ENGINEER
RAYTEL HERNANDEZ
No. 81168
CIVIL
STATE OF CALIFORNIA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SHEET NAME :

STORMWATER CONTROL PLAN DETAILS

REVISIONS	BY
△ 2ND RESUBMIT	
10/16/18	
△ 3RD RESUBMIT	
10/08/21	

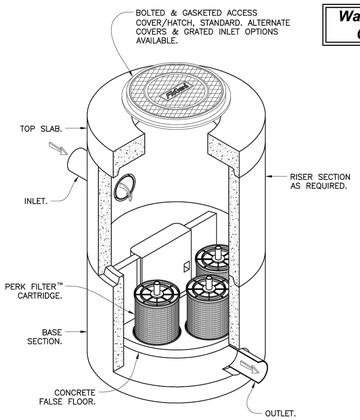
DRAWN: ATN
CHECKED: RH
DATE: 10/08/2021
SCALE: NOT TO SCALE
JOB No.: 472920
SHEET No.:

C1.3

SHEETS IN SET

PF-MH-60-WA

Washington GULD*



Notes:

1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C478.
2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Field poured concrete collar required, by others.
3. Inlet & outlet pipe(s) are to be Ø18.00" maximum. Inlet pipes must enter the structure in the inlet bay.
4. Inlet chamber shall be supplied with drain-down device designed to remove standing water between storm events.
5. Minimum separation between invert in & invert out is outlet pipe diameter plus 4.00".
6. For depths less than specified minimums contact Oldcastle® Stormwater Solutions for engineering assistance.

* **Treatment Flow Rates shown conform to Washington State GULD Specifications**

Media Filtration

Perk Filter™
Ø60.00" Manhole
Washington State GULD
One to Three Cartridges / Stacks

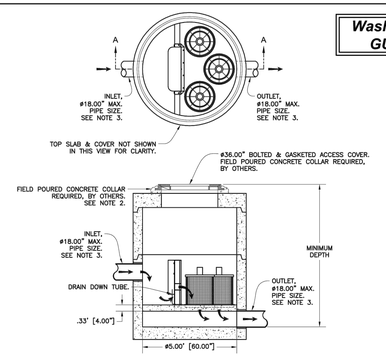
Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE PRECAST, INC. IT IS SUBMITTED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED IN ANY WAY INJURIOUS TO THE INTERESTS OF SAID COMPANY. COPYRIGHT © 2015 OLDCASTLE PRECAST, INC. ALL RIGHTS RESERVED.

DRAWING NO.	REV	ECO	DATE	
PF-MH-60-WA	NR	ECO-0132 ISM 4/27/15	ISM 4/27/15	SHEET 1 OF 2

PF-MH-60-WA

Washington GULD*



SECTION A-A

Minimum Depth

PIPE SIZE	Ø6.00"	Ø8.00"	Ø10.00"	Ø12.00"	Ø15.00"	Ø18.00"
CARTRIDGE TYPE	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET	MINIMUM DEPTH RIM TO OUTLET
12"	4.08' [49.00"]	4.08' [49.00"]	4.33' [52.00"]	4.58' [55.00"]	4.83' [58.00"]	5.08' [61.00"]
18"	4.83' [58.00"]	4.83' [58.00"]	5.08' [61.00"]	5.33' [64.00"]	5.58' [67.00"]	5.83' [70.00"]
12" + 12"	5.58' [67.00"]	5.83' [70.00"]	6.08' [73.00"]	6.33' [76.00"]	6.58' [79.00"]	6.83' [82.00"]
12" + 18"	6.08' [73.00"]	6.33' [76.00"]	6.58' [79.00"]	6.83' [82.00"]	7.08' [85.00"]	7.33' [88.00"]

Ø60.00" PERK FILTER MANHOLE
TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	CARTRIDGE STACK CONFIGURATION							
	12"		18"		12" & 12"		12" & 18"	
	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)	TREATMENT FLOW RATE (GPM / CFS)	TOTAL FLOW CAPACITY (CFS)
1	6.8 / 0.015	2.47	10.2/ 0.022	3.05	13.6 / 0.03	3.45	17 / 0.037	3.62
2	13.6 / 0.03	2.47	20.4 / 0.045	3.05	27.2 / 0.06	3.45	34 / 0.075	3.62
3	20.4 / 0.045	2.47	30.6 / 0.068	3.05	40.8 / 0.09	3.45	51 / 0.113	3.62
MAXIMUM HEAD LOSS	1.7 FEET		2.3 FEET		2.9 FEET		3.5 FEET	

Media Filtration

Perk Filter™
Ø60.00" Manhole
Washington State GULD
One to Three Cartridges / Stacks

Oldcastle® Stormwater Solutions
7921 Southpark Plaza, Suite 200 | Littleton, CO | 80120 | Ph: 800.579.8819 | oldcastlestormwater.com

THIS DOCUMENT IS THE PROPERTY OF OLDCASTLE PRECAST, INC. IT IS SUBMITTED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE USED IN ANY WAY INJURIOUS TO THE INTERESTS OF SAID COMPANY. COPYRIGHT © 2015 OLDCASTLE PRECAST, INC. ALL RIGHTS RESERVED.

DRAWING NO.	REV	ECO	DATE	
PF-MH-60-WA	NR	ECO-0132 ISM 4/27/15	ISM 4/27/15	SHEET 2 OF 2

MEDIA FILTER SIZING

Step 1: Drainage Area and % Impervious	DMA # 1 A= 5925 s.f. A= 0.13602 acre
Step 2: Calculate the Weighted "C" Value based on the Site Characteristics.	C Value / Area* (s.f.) / Weighted C Value: 0.9 — 4,463; 0.8 — 1,462; 0.7 — 0; 0.1 — 0; Weighted C Value = 0.875 Rainfall Intensity (i) i = 0.2 * Input Values by hand or use Table at the bottom of the spreadsheet.
Step 3: Calculate the required treatment flow.	Q= C x i x A Q= 0.0238122 cfs
Step 5: Calculate the number of cartridges required.	Manufacturer: Old Castle Cartridge Height: 12 in. Cartidge Media (if applicable): G.U.L.D. Cartridge Treatment Flowrate (CTF): **6.8** gpm/cartridge # Cartridges= [Q x (449 gpm/cfs)] / CTF # Cartridges = 1.572306 (round up) **# Cartridges Required= 2** **Treatment Flow Rate Capacity= 0.03029 cfs**

MEDIA FILTER SIZING

Step 1: Drainage Area and % Impervious	DMA # 2 A= 8935 s.f. A= 0.20512 acre
Step 2: Calculate the Weighted "C" Value based on the Site Characteristics.	C Value / Area* (s.f.) / Weighted C Value: 0.9 — 6,540; 0.8 — 1,609; 0.7 — 0; 0.1 — 786; Weighted C Value = 0.812 Rainfall Intensity (i) i = 0.2 * Input Values by hand or use Table at the bottom of the spreadsheet.
Step 3: Calculate the required treatment flow.	Q= C x i x A Q= 0.0332957 cfs
Step 5: Calculate the number of cartridges required.	Manufacturer: Old Castle Cartridge Height: 12 in. Cartidge Media (if applicable): G.U.L.D. Cartridge Treatment Flowrate (CTF): **6.8** gpm/cartridge # Cartridges= [Q x (449 gpm/cfs)] / CTF # Cartridges = 2.198494 (round up) **# Cartridges Required= 3** **Treatment Flow Rate Capacity= 0.045434 cfs**

SCDC
ARCHITECTURE
INTERIOR DESIGN
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT :

4TH STREET

439 & 451 SOUTH 4TH STREET
SAN JOSE, CA

REGISTERED PROFESSIONAL ENGINEER
RAYMOND HERNANDEZ
No. 81168
CIVIL
STATE OF CALIFORNIA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET
3. THESE PLANS & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDEN.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

HMH
1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMHca.com

SHEET NAME :

STORMWATER CONTROL PLAN DETAILS

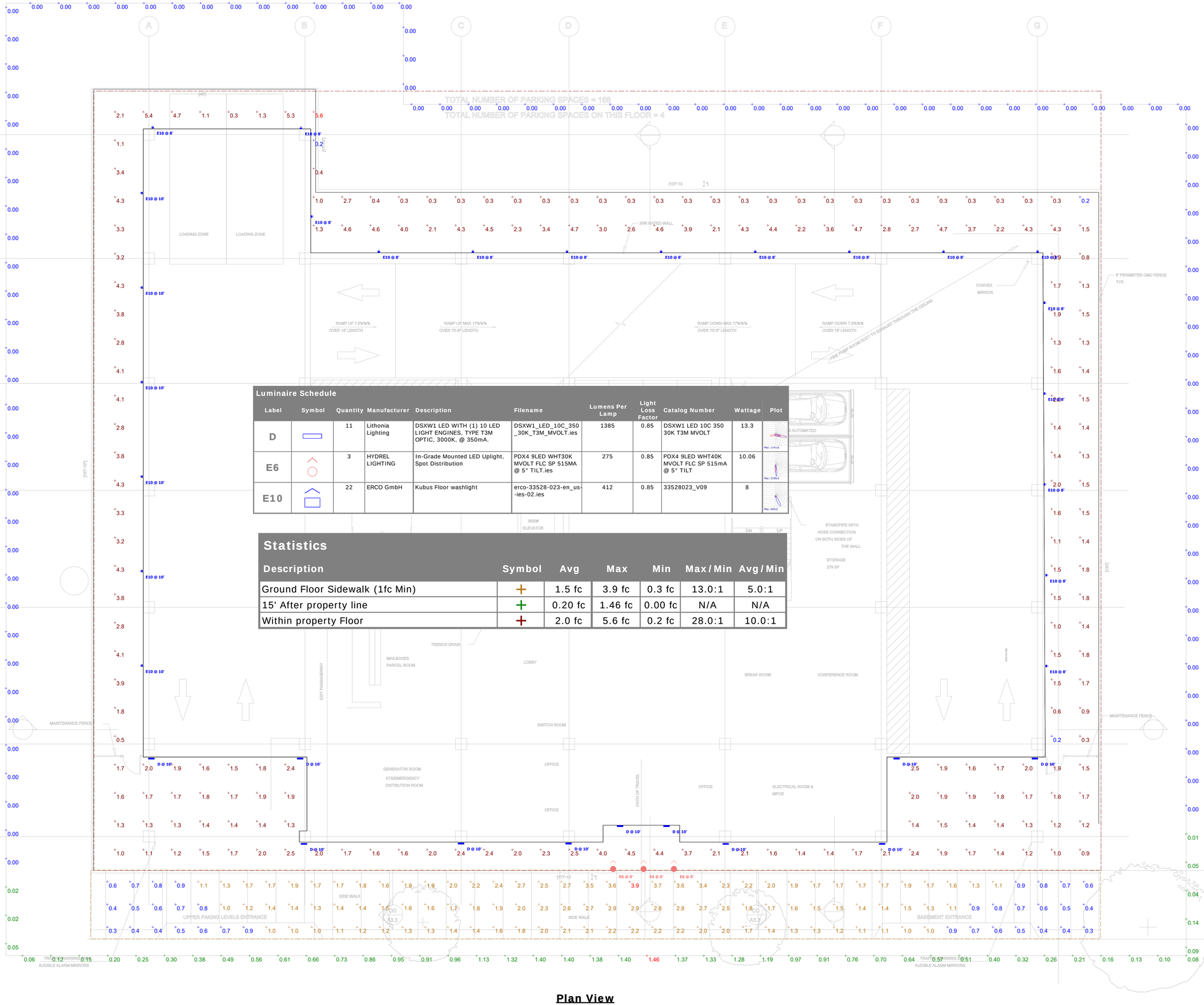
REVISIONS	BY
△ 2ND RESUBMIT	
10/16/18	
△ 3RD RESUBMIT	
10/08/21	

DRAWN:	ATN
CHECKED:	RH
DATE:	10/08/2021
SCALE:	NOT TO SCALE
JOB No.:	472920
SHEET No.:	**C1.4**
SHEETS IN SET	

Note

Reflectances: 30% for Ceilings, 30% for Walls, 20% for Floors
Luminaire Mounting Height: Indicated in the Plan Drawing Calculation 0'-0" Above Finished Floor

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstances.



Luminaire Schedule

Label	Symbol	Quantity	Manufacturer	Description	Filename	Lumens Per Lamp	Light Loss Factor	Catalog Number	Wattage	Plot
D		11	Lithonia Lighting	DSXW1 LED WITH (1) 10 LED LIGHT ENGINES, TYPE T3M OPTIC, 3000K, @ 350mA.	DSXW1_LED_10C_350_30K_T3M_MVOLT.ies	1385	0.85	DSXW1 LED 10C 350 30K T3M MVOLT	13.3	
E6		3	HYDREL LIGHTING	In-Grade Mounted LED Uplight, Spot Distribution	PDX4 9LED WHT30K MVOLT FLC SP 515MA @ 5° TILT.ies	275	0.85	PDX4 9LED WHT40K MVOLT FLC SP 515mA @ 5° TILT	10.06	
E10		22	ERCO GmbH	Kubus Floor washlight	erco-33528-023-en_us-ies-02.ies	412	0.85	33528023_V09	8	

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Ground Floor Sidewalk (1fc Min)	+	1.5 fc	3.9 fc	0.3 fc	13.0:1	5.0:1
15' After property line	+	0.20 fc	1.46 fc	0.00 fc	N/A	N/A
Within property Floor	+	2.0 fc	5.6 fc	0.2 fc	28.0:1	10.0:1

Plan View
Scale - 1/8" = 1ft

sixteen5hundred

Project: 439 & 451 South 4th Street San Jose | 18-76915
Client: Salvatore Caruso Design Corporation
980 El Camino Real, Ste 200, Santa Clara, CA 95050

Designer
TTK-ST
Date
10/7/2021
Scale
As Noted
Rv No.
Rv 07

Note

Reflectances: 30% for Ceilings, 30% for Walls, 20% for Floors
Luminaire Mounting Height: Indicated in the Plan Drawing
Calculation 0'-0" Above Finished Floor

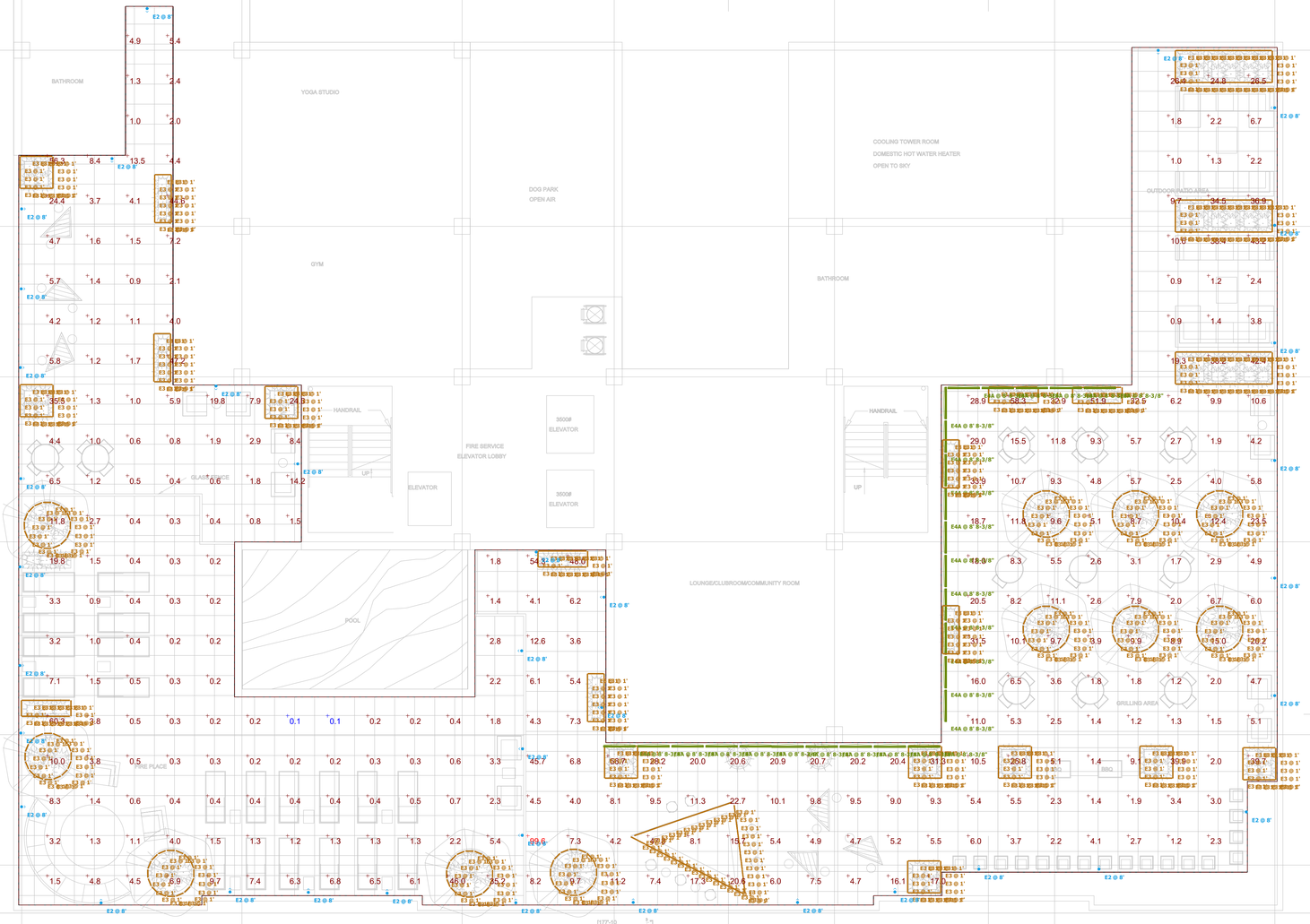
Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstances.

Statistics

Description	Symbol	Avg	Max	Min	Max / Min	Avg / Min
Rooftop Floor	+	9.4 fc	99.6 fc	0.1 fc	996.0:1	94.0:1

Luminaire Schedule

Label	Symbol	Quantity	Manufacturer	Catalog Number	Description	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
E2		36	Tech Lighting, Generation Brands	Tegel 700WTEG 830 12 N C H DO UNV	LED WALL MOUNT	E2 - Tech Tegel 102171228CHI-060 GB 700WTEG83012NCHD OUNV 12 & 18.ies	1149	0.85	15.1	
E3		600	Kelvix	PL3K-24V 3000K Low Output LEDHESIVE Linear LED Light in Channel with Clear Lens	Linear Flex LED Taplight in Frosted Lens Channel	PL3K.IES	116	0.816	1.39	
E4A		25	Selux Corporation	L60-1B20-40-A2-X-04-XX-UNV	White formed aluminum housing, frosted plastic internal le ns enclosure, frosted plastic external lens enclosure	L60-1B20-40-A2-X-04-XX-UNV.ies	1492	0.85	18.31	



Plan View
Scale - 1/8" = 1ft

sixteen5hundred

Project: 439 & 451 South 4th Street San Jose | 18-76915
Client: Salvatore Caruso Design Corporation
980 El Camino Real, Ste 200, Santa Clara, CA 95050

Designer
TTK
Date
10/7/2021
Scale
As Noted
Rv No.
Rv 06