

Appendix C
Historic Evaluations

July 30, 2019
Revised April 22, 2020

4146 Mitzi Drive
San Jose, California

SECRETARY OF INTERIOR'S STANDARDS ANALYSIS

DRAFT

INTRODUCTION

At the request of Anderson Architects, TreanorHL prepared this report to evaluate the proposed design at 4146 Mitzi Drive, San Jose, California (APN 29916001). The existing two-story residence on the subject parcel was evaluated for historic significance by Archives & Architecture in July 2018, and found eligible for San Jose City Landmark designation and for listing in the California Register of Historical Resources. Therefore, the building is considered a historical resource as defined in Section 15064.5 of the California Environmental Quality Act (CEQA) Guidelines.

This report provides a project description and an analysis of the proposed design which consists of the onsite relocation and the renovation of the historic residence into six units, in addition to the construction of a new multi-unit residential building with an underground parking garage. TreanorHL staff has reviewed the proposed project for compliance with the *Secretary of the Interior's Standards for Rehabilitation*, and proposed design recommendations for improving the project's historic compatibility.



Figure 1. Aerial view of the subject building, parcel outlined in red (Google Earth, imagery date August 9, 2018).

METHODOLOGY

TreanorHL conducted a site visit on July 12, 2019. Staff also reviewed the following documents: the July 2018 DPR form prepared by Archives & Architecture; the Memorandum from Rosalynn Hughey, Director of Planning, Building and Code Enforcement, dated October 3, 2018; a set of design documents from Anderson Architects, Inc., dated June 17, 2019; and the preservation plan by John S. Tabuena-Frolli, dated March 12, 2019.

SIGNIFICANCE SUMMARY

The residence at 4146 Mitzi Drive is not currently listed on any local, state, or national survey of historic resources. However, the property was recently found eligible for the California Register of Historical Resources under Criterion 1 (Events) and Criterion 3 (Design and Construction), and as a San Jose City Landmark. Constructed in 1868 for Sylvester and Kate Graves, the house is associated with the early agricultural development of Santa Clara Valley from the Early American Period through World War II. The house is also a distinctive example of early Italianate residential architecture in the region.¹ The property maintains sufficient integrity to exhibit the qualities that existed at the time of construction around 1868.

The house maintains its significant original location in West San Jose to the east of Saratoga Avenue, a historic thoroughfare. It remains within a large parcel that provides separation from the now densely suburban neighborhood of single and multi-family residential buildings nearby that were developed after World War II and has remaining historic trees that appear associated with the original ranch headquarters. The house and property continue to embody a rural nineteenth-century residential feeling and continue to illustrate the property's associations with the Graves family ranch and settlement. Although the house has been expanded to the rear and rear side, and the front porch lost, these alterations are reversible, and the original house itself has significant integrity with its Italianate design. Its trim, although possibly renovated in the late 1970s, is intact and with the underlying structure and fenestration represents the era's workmanship and use of materials, and its original character-defining materials have been preserved, including its siding, doors, windows, and trim. The property continues to embody an authentic historic resource.²

Character-defining features of the property include the following:

- Two story, complex massing
- Wood-frame construction
- Steeply pitched cross gable roof with return eaves
- Block modillions at eaves
- Channel-rustic redwood siding with quoins
- Asymmetrical front (west) façade
- A wide offset porch
- Tall single- and/or double-hung windows with wide trimmed casings, bracketed sills, and deep hoods on the main wing
- Four-over-four second floor windows with arched upper sash and one with a pedimented hood
- A set of three window units set in a bay and capped with a decorative wood railing on the front façade
- Front door with arched panels and a two-part arched glass transom

¹ Frank Maggi, Archives & Architecture, LLC, *Sylvester & Kate Graves House DPR Form*, July 9, 2019, page 10.

² Frank Maggi, Archives & Architecture, LLC, *Sylvester & Kate Graves House DPR Form*, July 9, 2019, page 9.

- Recessed arched entryway and outer rim with engaged columns
- Paired single-lite-over-wood-panels exterior doors at the second floor front façade

PROJECT DESCRIPTION

The propose project includes moving and converting the existing historic residence on site and constructing a new four-story apartment building at the east end of the parcel. The historic residence at 4146 Mitzi Drive will be relocated towards the intersection of Mitzi Drive and Rancho Way and rotated slightly towards the southwest to face the intersection. The building will be converted into a multi-family building with six units. The one-story enclosed porch on the northeast, and the one-story addition on the east will be removed, a new foundation will be constructed in conjunction with the construction of the subterranean garage, and the building's exterior will be rehabilitated. The non-historic one-story garage/storage structure will be demolished.

The underground garage will be constructed in phases to facilitate keeping the house on the site. This however does mean the historic house will first be relocated to the eastern side of the property while the garage is constructed on the western side of site. Once the garage construction is complete on the western side of the property, the building will be moved to its final location near the western property line and construction will be undertaken on the subterranean garage at the eastern side of the site.

The new apartment building will be positioned behind the historic residence along the north and east property lines. The four-story building will have 40 units over a subterranean garage. The proposed building will be irregular in plan and have a flat roof. The exterior walls will be clad in painted smooth stucco, horizontal composition wood siding/rain screen, horizontal fiber cement siding (to match the historic house), and stone veneer. The two-story tall section with windows/storefronts at the southwest corner will act as the main entrance to the building. The façades feature punched windows, sliding doors, and metal balcony guardrails. The underground garage would have access via ramp from the northwest portion of the property along Mitzi Drive.



Figure 2. The proposed project, perspective from corner of Mitzi Drive and Rancho Way (Anderson Architects, 2019).



Figure 2. The proposed project, perspective from Ranchero Way (Anderson Architects, 2019).



Figure 2. The proposed project, perspective from Mitzi Drive (Anderson Architects, 2019).

SECRETARY OF THE INTERIOR'S STANDARDS ANALYSIS

As discussed above, 4146 Mitzi Drive appears individually eligible for listing in the CRHR under Criterion 1 (Events) and Criterion 3 (Design and Construction), and as a San Jose City Landmark. Therefore, the proposed project must comply with the *Secretary of the Interior's Standards for Rehabilitation* which establishes compatibility. The ten standards are evaluated below.

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

The proposed project will change the historic resource's use as a single-family building to multi-family building. This reuse involves the relocation and rehabilitation of the historic building at 4146 Mitzi Drive, and on the parcel. The property's use will remain residential which is still compatible with its surrounding. The proposed conversion of 4146 Mitzi Drive to a multi-family building does not require significant exterior alterations; the building's character-defining features will remain unaltered.

The construction of the new multi-family building and entry to the subterranean parking garage will alter the site and environment of the historic house. Archive and Architecture found that under Criterion 1, and although only a remnant of the original site remains, that "given the age of the structure (140 years old), its prominence in an early publication of prominent sites in Santa Clara County (Thompson & West), and the +half-acre site that exists today with broad front and side setbacks that includes large trees that are likely associated with the early ranch headquarters, it appears that the property may be eligible for the California Register..." The proposed project would develop most of the site, diminish the broad front and side setbacks and removed the large trees. Therefore, the project only partially meets Standard 1.

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

Overall, the project does not call for the removal of character-defining historic materials or features of the historic building. At the rear, the project will remove a porch which was enclosed in the 1970s. The enclosed porch is not a character-defining feature according to previous reports. The porch is on a side elevation that is not currently visible from public right-of-way. While it is likely the porch was enclosed with the materials that date pre-1970s – the siding and windows – the use of older materials for enclosing the porch does not elevate this modification to a level of having historic significance. After the relocation, this elevation will be partially hidden behind the garage ramp cover. The removal of the enclosed porch will not affect the historic character of the property.

The one-story rear extension and the concrete ramp leading to the basement, both non-historic 1970s additions, will also be removed. These removals will not affect the historic character of the property as they were later additions to the building and are not considered character-defining features. Therefore, the project meets Standard 2.

3. *Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

No such changes are proposed for the historic resource or the new apartment building. The new building would be contemporary in character and will not create a false sense of historical development. The new front porch structure will be constructed to match original. This work will not create a false sense of historical development and will be guided by photographic and physical evidence. The DPR form includes an illustration from Thompson and West, *Historical Atlas of Santa Clara County* (1876) that depicts the Sylvester House. The form also notes that stored on site appear

to be pieces of the former porch. These elements will be used to provide documentation helpful in recreating the porch. Therefore, the proposed project meets Standard 3.

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

4146 Mitzi Drive has received some additions and alterations in the 1970s: the rear porch was enclosed, a one-story extension was added at the rear, a larger foundation/basement and a concrete ramp were added, the multi-lite windows on the rear wing were replaced. The garage/shop building was constructed in the mid-20th century.³ However, none of the changes have acquired historic significance. Therefore, the proposed project complies with Standard 4.

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize this property are found on the exterior façades. Most of the materials and exterior character-defining features will be preserved and repaired. If deteriorated beyond repair, they will be replaced in-kind to match the existing size, shape, and material. Therefore, the proposed project meets Standard 5.

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

The architectural drawings refer to the *Existing Condition & Preservation Plan* by Strata Design studio for all preservation details & notes. According to this document, the existing architectural features, such as roof eaves, gutters, doors, windows, railings, siding, and trim will be preserved and repaired in place when possible. If elements deteriorated beyond repair, it recommends replacing in-kind.⁴ As proposed, the project complies with Standard 6.

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

The architectural drawings refer to the *Existing Condition & Preservation Plan* by Strata Design studio for all preservation details & notes. The *Preservation Plan* does not recommend severe chemical or physical treatments. For removing or reducing lead, light scraping, and sanding was recommended to re-finishing historic materials as outlined in the National Park Service Preservation

³ Frank Maggi, Archives & Architecture, LLC, *Sylvester & Kate Graves House DPR Form*, July 9, 2019, pages 2-3.

⁴ John S. Tabuena-Frolli (Strata Design Studio), *Historic Sylvester & Kate Graves House, Existing Conditions & Preservation Plan*, March 12, 2019, page 8.

Brief No. 37, "Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing."⁵ As proposed, the project complies with Standard 7.

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

There are no known archeological resources on the property. However, should any be encountered during the course of the project, a professional archeologist will be contacted and the resources documented. Therefore, the proposed project complies with Standard 8.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The new four-story apartment building does not destroy historic materials that characterize the historic resource and the new work is clearly differentiated from the old. The proposed building will be generally compatible with the size and scale of the existing house.

The proposed façades the new building appear to be byproducts of the floor plan—the projections and recesses of the surfaces as well as the use of numerous materials result in lack of cohesion. The overall massing and façades appear busy, missing a unifying element.

In terms of compatibility of architectural features, the square-proportions of the proposed windows do not refer to the existing house. Neither the angled main entrance at the southwest corner nor the flat roof of the apartment building refer to the existing building or surrounding residential neighborhood.

The 11 feet tall ramp cover to the north of the historic residence will be painted concrete. The design of this structure appears visually too heavy and modern next to the Italianate house. The use of concrete adjacent to the historic structure is not compatible with historic structure.

See Design Recommendations below.

As proposed, the building does not fully comply with Standard 9.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed four-story building and the garage ramp cover are standalone structures. These new buildings will not physically affect the character-defining features of the historic house. If new

⁵ John S. Tabuena-Frolli (Strata Design Studio), *Historic Sylvester & Kate Graves House, Existing Conditions & Preservation Plan*, March 12, 2019, page 9.

construction were to be removed in the future, the essential form and integrity of the historic building will be unimpaired, however the setting on the property will remain somewhat altered. Therefore, the proposed project partially complies with Standard 10.

DESIGN RECOMMENDATIONS

The Design Recommendations are based on review of the design documents from Anderson Architects, Inc., dated June 17, 2019 – no design revisions have been reviewed by TreanorHL to date – and the applicant has been working directly with the City to refine the proposed design. In cases of a substantial addition to an existing building or site, the Secretary's Standards are applied to determine the compatibility of the proposed project with the character-defining features of the existing building. The proposed project retains but relocates the historic structure and proposes the construction of a new four-story apartment complex. The majority of the historic building's character-defining features will be retained. However, since new construction adjacent to the historic building has the potential to impact the significance of the existing structure, recommendations to enhance the compatibility of the new construction are made below to help the proposed project comply with Standards 1, 9, and 10.

Recommendations to enhance the compatibility of the design:

- Simplify the façade configuration of the new apartment building. Modify the façade to have less undulation and fewer materials, this will allow the new construction to act as a backdrop to the historic residence. The proposed design has many varying planes which make the façade look busy; simplifying the changes in plane will help create a backdrop to highlight the historic structure. This might be achieved by using more cohesive forms and less variety of materials (i.e. using only stucco and horizontal wood siding).
- Investigate using window configurations that reference configurations found on the historic structure. Look at using more vertically-oriented openings, especially on the west (front) and south façades.
- The angled element at the entry to the apartment does not reference any element on the historic architecture or the new design. Consider architectural elements at the entry to the new apartment structure that reference and are compatible with the historic architecture on the site.
- Add vegetation and/or trellises to the ramp structure or consider using a different exterior cladding material to soften the impact of the new structure which is adjacent to the historic building.

Construction process recommendation to protect the building:

To facilitate the construction of the subterranean garage the historic house will be moved twice. During the various moves and during the construction of the garage, the Graves House should be adequately protected from and monitored for damage.

The follow mitigations are typical for avoiding a significant adverse impact when relocating a historic structure:

1. Prepare relocation plans and specifications.

Prior to relocation, a historic preservation architect and a structural engineer shall undertake an existing condition study of the building. The purpose of the study shall be to establish the baseline condition of the building prior to relocation. The documentation shall take the form of written descriptions and visual illustrations, including those physical characteristics of the resource that convey its historic significance and must be protected and preserved, and recommendations for any structural reinforcement, stabilization or protection before the move. The documentation shall be reviewed and approved by the City of San Jose Planning Division.

To protect the historic resource during its relocation, the project sponsor shall engage a building mover, who has experience moving similar historic structures. The structural engineer who produced the baseline study will review the moving plan and work with the moving company to ensure the building is reinforced/stabilized appropriately for the move.

Once moved to its temporary location, only authorized persons shall have access to the building. Protective fencing and other methods shall be used to protect the building from further damage and deterioration. If the historic preservation architect or structural engineer observe any new damage, an assessment shall be made of the severity of such damage and repairs undertaken if necessary. If the temporary location is on the construction site of the proposed project, protective barriers shall be constructed to further protect the building from potential damage by construction activities including the operation of construction equipment. Construction materials shall be stored away from the historic building. The project sponsor shall convey the importance of protecting the historic building to all construction workers and managers.

When the structure is moved to its final location, again the historic preservation architect or structural engineer will survey the building for any new damage. An assessment shall be made of the severity of such damage and repairs shall be undertaken if necessary. If new construction is still underway on the surrounding site, protective barriers shall be constructed to further protect the building from potential damage by construction activities and equipment. Construction materials shall be stored away from the historic building and the project sponsor shall convey the importance of protecting the historic building to all construction workers and managers.

2. Rehabilitate

Upon the final relocation the historic structure shall be repaired and rehabilitated in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. In particular, the character-defining features shall be restored in a manner that preserves the integrity of the features. Upon completion of the rehabilitation, the Planning Division, City of San Jose, shall review and confirm that the rehabilitation of the structure was completed in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and submit a report to the Historic Landmarks Commission, City of San Jose.

Construction-related activities tied to the underground parking garage, likely could have the potential to produce ground borne vibrations resulting in potentially significant adverse impacts to the historic resource. These impacts can often be mitigated and avoided through the following measures:

1. A historic preservation architect and a structural engineer shall prepare an existing conditions survey to establish the baseline condition of the historic building 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 convey their historic significance and that justify their inclusion on, or eligibility for inclusion on, the California Register of Historical Resources and local register. The documentation shall be reviewed and approved by the City of San Jose's Historic Preservation Officer, or equivalent.

Any changes to existing conditions will be reported, including, but not limited to, expansion of existing cracks, new spalls, or other exterior deterioration. Monitoring reports shall be submitted to the City's historic preservation officer, or equivalent on a periodic basis. The structural engineer shall consult with the historic preservation architect, especially if any problems with character defining features of a historic resource are discovered. If in the opinion of the structural engineer, in consultation with the historic preservation architect, substantial adverse impacts to historic resources related to construction activities are found during construction, the monitoring team shall so inform the project sponsor, or sponsor's designated representative responsible for construction activities, as well as the city's historic preservation officer, or equivalent. The project sponsor shall adhere to the monitoring team's recommendations for corrective measures, including halting construction in situations where construction activities would imminently endanger historic resources. The historic preservation officer, or equivalent, shall establish the frequency of monitoring and reporting.

Site visit reports and documents associated with claims processing shall be provided to the City of San Jose's Historic Preservation Officer, or equivalent.

2. 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 specific construction activities shall be incorporated into the contract. Initial construction activities 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 Historic Preservation Officer, or equivalent.
3. The historic preservation architect shall establish a training program for construction workers involved in the project that emphasizes the importance of protecting historic resources. This program shall include information on recognizing historic fabric and materials, and directions on how to exercise care when working around and operating equipment near the historic structures, including storage of materials away from historic buildings. It shall also include information on means to reduce vibrations from construction, and monitoring and reporting any potential problems that could affect the historic resources in the area. A provision for establishing this training program shall be incorporated into the contract, and the contract provisions shall be reviewed and approved by the City of San Jose's Historic Preservation Officer, or equivalent.

CONCLUSION

The project fully complies with Standards 2, 3, 4, 5, 6, 7, and 8; and partially complies with Standards 1, 9 and 10. As stated above, the majority of the character-defining features that contribute to the building's individual historic integrity will be maintained. However, the proposed designs for the new apartment building and garage ramp cover could be refined to enhance the overall compatibility with the historic structure. With modifications the proposed designed could comply more fully with the *Secretary's Standards*, as designed the proposed project is only partially compliant.

The proposed project will further reduce the existing open space around the historic structure. However, the integrity of setting was greatly diminished over previous decades with the subdividing and sell of portions of the original parcel of land. The loss of the open half-acre site and mature trees and the relocation of the building closer to the roads does alter the historic resource's setting. While this loss may somewhat diminish the property's integrity relative to its eligibility under Criterion 1, it would not significantly diminish or impact the property's integrity under Criterion 3. The majority of the aspects of integrity would be retained and overall it is preferable for the building to remain on its original parcel near its original location than to be relocated completely off-site or demolished.



Memorandum

TO: HISTORIC LANDMARKS
COMMISSION

FROM: Rosalynn Hughey
Director of Planning, Building
and Code Enforcement

SUBJECT: SPECIAL USE PERMIT
(FILE NO. SP18-033)

DATE: October 3, 2018

COUNCIL DISTRICT: 1

RECOMMENDATION

Review the proposed Special Use Permit project plans; receive public comments; and provide recommendations regarding the scope of the analysis for the proposed project, historic analysis, and California Environmental Quality Act (CEQA) review.

BACKGROUND

The proposed Special Use Permit would allow the onsite relocation and conversion of a historic residence (Graves Residence) into a multi-family building with 6 units, the removal of an accessory structure, and the construction a new 28,629 square foot 4-story apartment building with 44 units over a subterranean garage on a 0.6-gross acre site. The Graves Residence will be adaptively reused and rehabilitated to meet the Secretary of the Interior's Standards and Guidelines.

The property is not listed on any local, state, or national survey of historic resources but may be eligible as a City Landmark. The property was surveyed in late 1973 as a part of the "King Survey" of San Jose but was not included in the City's listing of historic resources prepared in the late 1970s as it was found to not be located with the City limits at that time. The property was annexed to the City of San Jose in 1980. The attached historic report would support adding this property to the Historic Resources Inventory list as a Candidate City Landmark.

Sylvester & Kate Graves House

The house has built by and for Sylvester and Kate Graves in 1867-1868 according to an 1888 publication by biographer H. S. Foote. The property maintains most of its historic integrity pursuant to the National Register's seven aspects of integrity, and therefore continues to exhibit the qualities that existed at the time of construction around 1868. Additional documentation about the series of existing alterations is being prepared and more information will be provided by the applicant upon project revision through the Special Use Permit development permitting process. The house maintains its significant original location in West San Jose to the east of Saratoga Avenue, a historic thoroughfare. It remains within a large parcel that provides separation from the now densely suburban neighborhood of single and multi-family residential buildings nearby that were developed after World War II and has remaining historic trees that appear associated with the original ranch headquarters. The house and property continue to

embody a rural nineteenth-century residential feeling and continue to illustrate the property's associations with the Graves family ranch and settlement. Although the house has been expanded to the rear and rear side and the front porch was demolished, these alterations are reversible. The original house itself has significant integrity with its Italianate design. The trim is intact, and with the underlying structure and fenestration, represents the era's workmanship and use of materials. Additionally, the original character-defining materials have been preserved, including its siding, doors, and windows.

The house is associated with the early agricultural development of Santa Clara Valley from the Early American Period through World War II. Although the ranch lands and ancillary buildings that were a part of this ranch are now gone, the building and site continue to signify and provide a visual sense of this important early period of development when Sylvester and Kate built their large agricultural operation at the site and raised their large family in this farmhouse.



Photo 1. Project Location

Site Context and Architecture

The Graves House is set back on a relatively large parcel of land relative to urban single family residential lots, and within a residential neighborhood of single and multifamily buildings. Other than the Graves Residence itself, no other historic properties or groupings were found in the project vicinity. To the north is the side property line of the two-story Southwinds Apartments, and to the east is the parking area of Rancho Palms Apartments. To the south across Rancho Drive is the large two-story Charter Court Apartments, and to the west across Mitzi Drive is the Hollywood Park Subdivision of single family homes that were built in the 1950s. The south property line at the Rancho Way frontage as well as that at the Mitzi Drive frontage have prefabricated masonry walls that frame a gated entry. The frontages are unimproved. Italianate houses were built locally until the early 1880s, when early Victorian-era design became popular with the advent of platform-frame construction. Large estate farmhouses and many prominent city houses of this era (1860s to 1880s) commonly had two-story front wings and a one or two-story rear wing. The rear section of the Graves House was built at two stories as profiled in the 1876 *Thompson & West Atlas of Santa Clara County*. This rear wing remains intact today, although expanded to the rear with a one-story addition built in the late 1970s. The

outdoor porch to the side of the original two-story wing was enclosed during this recent remodeling. Both modifications were executed in a way that attempted to mimic the original design but did not destroy parts of the original structure.

Front Elevation



Partial Rear Elevation



Photo 2. Project Setting

Proposed Project

The proposed project is a Special Use Permit to allow an alternative parking arrangement (mechanical parking lifts), the demolition of an accessory structure, the onsite relocation and conversion of a historic residence into a multi-family building with 6 units, the construction of an approximately 28,629 square foot 4-story apartment building with 44 units over a subterranean garage, and the removal of one ordinance-size tree on a 0.6-gross acre site. The historic residence has been identified for restoration and staff has requested additional information from the applicant to identify all original materials, reconstructed areas, along with all proposed materials.

As currently proposed, the historic residence would be relocated towards the intersection of Mitzi Drive and Ranchero Way and the new residential building would be positioned behind the historic residence along the north and east property lines. The underground garage would have access from the northwest portion of the property along Mitzi Drive.

Proposed Elevation



Proposed Site Plan



EVALUATION AND FOLLOW-UP

A historic report has been prepared to evaluate the property (see Attachment 1) including, City Landmark Eligibility, and the historic significance of the Graves Residence. An additional analysis will be prepared to fully evaluate the project's impact on the resources.

The subject Special Use Permit was filed on June 28, 2018 and various City staff are currently reviewing the proposed project.

The City Council's Preservation of Historic Landmarks Policy (see Attachment 2) requires that the Historic Landmarks Commission hold a public meeting for a recommendation on proposals to alter designated or candidate City Landmark Structures early in the project review process.

Pursuant to the California Environmental Quality Act (CEQA), the applicant is required to submit an Initial Study, including technical reports, to identify potential environmental impacts of the proposed project. A Scope of Work for a draft Initial Study was submitted and accepted by environmental planning staff. Staff is currently waiting to retrieve the draft Initial Study to start review. Staff plans to bring this property back to the Commission to consider including it on the Historic Resources Inventory as part of an Inventory update at a future meeting.



ROSALYNN HUGHEY, DIRECTOR
Planning, Building, and Code Enforcement

For questions please contact Juliet Arroyo, Historic Preservation Officer, at (408) 535-7847.

Attachments:

1. Historic Resource Assessment for 4145 Mitzi Drive (Graves Residence) by Archives and Architecture, July 11, 2018
2. City Council Policy on Preservation of Historic Landmarks
3. Project Plan Set



ARCHIVES
ARCHITECTURE

July 11, 2018

Juliet Arroyo, Historic Preservation Officer
City of San Jose Department of Planning, Building & Code Enforcement
200 East Santa Clara St., Third Floor
San Jose, CA 95113

RE: 4145 Mitzi Dr., San Jose (APN #299-16-001)

Dear Juliet:

Please find attached documents comprising a historic report prepared for the property located at 4145 Mitzi Dr. in San José. This report, prepared for inclusion with environmental documents for a proposed residential project at this site consists of this letter, DPR523 forms, and related rating sheets.

The applicant for this project is Anderson Architects, Inc. representing the owner Pine Investment Group, LLC of PO box 3941 Los Altos, Ca 94022. The project has apparently been filed or is in the process of being filed with the Planning Division in early July, 2018, but at the time of this letter is not listed on the City's www.sjpermit.org website. The proposed project as understood consists of a new 44 unit residential building and underground parking garage. The proposed project will include relocation of the building on the subject site.

The DPR523 recording forms that are attached to this cover letter outline the history, record the property characteristics, and evaluate the property's potential for historical significance. Also, attached to this cover letter is an Historic Evaluation Rating Sheet prepared according to San Jose's *Guidelines for Historic Reports (as amended in 2010)*. A copy of the 1973 survey form is also included at the end of this report for informational purposes.

A bibliography, which meets the City's requirement for a checklist of sources consulted, is embedded in the DPR523 forms. A full range of digital photographs of the exterior of the building and property is included, as also required in the *Guidelines*. These are to help to visually define the character-defining features of the property.

Below is a summary of this investigation and findings:

The property, consisting of one parcel, is not listed on the San José Historic Resources Inventory. It was surveyed in 1973 as a part of the City's first historic resource survey (King Survey), but was not evaluated nor later added to the Historic Resources Inventory, as at the time of the survey it was determined that the property was not located within the San Jose city limits. The property was annexed to the City of San Jose in 1980.

The attached DPR523 forms dated July 9, 2018, which I prepared, documents the historical and architectural aspects of the property. The house was built by and for Sylvester and Kate Graves in 1967-1968 according to an 1888 publication by biographer H. S. Foote. The Graves family owned

and lived in the house which was a part of their large agricultural operation until the mid-1890s, and the ranch remained active until after World War II.

I indicate in the DPR523 forms that the property appears to qualify for listing on the California Register of Historical Resources, and the building also appears to be eligible for San José City Landmark designation when considered under the qualitative criteria of the City's Historic Preservation Ordinance.

The evaluation performed per the City of San José rating system resulted in a point score of 71 points, which is above the threshold of 33 point for listing on the San José Historic Resources Inventory.

The area in which the property is located has not been identified as a potential historic district. The residential area near the subject property is diverse in both building type and architecture, most development occurring in the 1950s and 1960s.

An impacts analysis of this project was not conducted as a part of this initial historic report and evaluation for historical significance. However, because the building appears eligible as a historic resource under the California Environmental Quality Act, the project impacts upon this building should be assessed as a part of the entitlement process if deemed a historic resource by the City of San Jose.

If the building is to remain as a part of the future development of this site, and is considered a historic resource under CEQA, a more detailed analysis of the building in the form of a historic structures report/preservation plan would be appropriate prior to any work that would affect the building.

Respectfully submitted for review,



Franklin Maggi, Architectural Historian*

*Franklin Maggi 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, as outlined in the criteria under 36 CFR Part 61.

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 16 *Resource Name or #: (Assigned by recorder) Sylvester & Kate Graves House
P1. Other Identifier: 146 Mitzi Dr.

*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 photorevised T.7S.;R.1W.; Mount Diablo B.M.
c. Address 4146 Mitzi Dr. City San Jose Zip 95117
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 590799mE/ 4129167mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 299-16-001,
northeast corner of Mitzi Drive and Rancho Way.

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

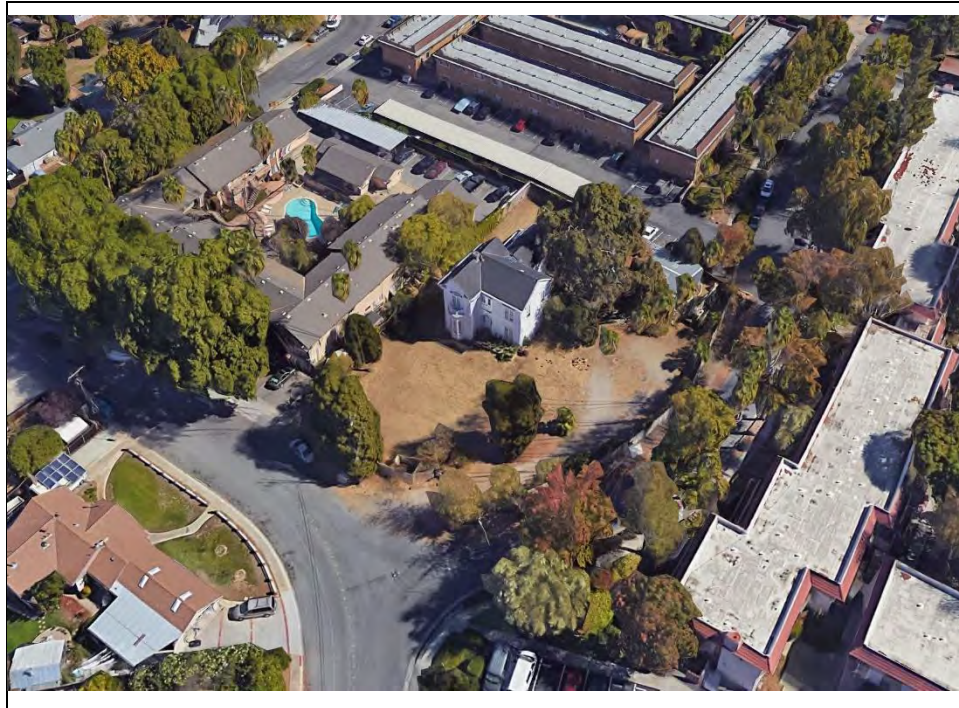
The house at 4145 Mitzi Dr. is a rare local example of an Italianate-styled residential building from San Jose's Early American Period. The two-story house features a vertical composition and asymmetrical plan associated with large farmhouses of the period. Its original wood framing with channel rustic redwood siding, rear two-story wing, single and double-hung windows, and other intact historic elements combine to create a distinctive entity within a modern suburban setting.

Italianate style houses were first built in the region starting in the mid-1860s when the availability of large framing lumber allowed for tall balloon-framed buildings. New lumbermill technology at that time enabled the production of wide finished drop siding in mass quantities.

(Continued on next page, DPR523L)

*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 #)

Aerial view, 2018 - Google Earth Pro.

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Circa 1868, about 140 years old, Foote's Pen Pictures.

*P7. Owner and Address:

Pine Investment Group, LLC
PO Box 3941
Los Altos, CA 94022

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

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

*P9. Date Recorded: July 9, 2018

*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)

Italianate houses were built locally until the early 1880s, when early Victorian-era design became popular with the advent of platform-frame construction. Large estate farmhouses and many prominent city houses of this era (1860s-1880s) commonly had two-story front wings and a one or two-story rear wing. The rear section of the Graves house was built at two stories as profiled in the 1876 *Thompson & West Atlas of Santa Clara County*. This rear wing remains intact today, although expanded to the rear with a one-story addition built in the late 1970s. The outdoor porch to the side of the original two-story wing was enclosed during this recent remodeling. Both modifications were executed in a way that attempted to mimic the original design but did not destroy parts of the original structure.

The two-story main L-shaped core of the house features an asymmetrical front (west) façade, with a centered entrance, a wide porch offset to the right, and protruding front offset wing to the left that is front and rear gabled with outside returns. The roof is steeply pitched and includes a side-gabled main roof to the right. Typical of early wood structures in the region, the house has the historic proportions of a balloon-frame building, including the simple vertical unsegmented walls and the high eaves. The front porch sits outside the main building shape and was once topped by a walk-out porch that is said to have collapsed in the 1906 Earthquake and is no longer extant. The porch itself lacks a frame or balustrade, but what appear to be historic pieces of this architectural element exist in storage on the site.

At the rear of the house is a two-story wing with roof gabled at the rear. The roof is set slightly below the eaves of the main roof. The rear wing extends to the east and has a side entry on the south side as well as a one-story shed-shaped room notched into the building. The north side of this wing once had an open porch that was likely accessible from the building, but was enclosed during the late 1970s. The remodeling also included the addition of a one-story extension at the rear of the building. Both new additions were designed to mimic the architecture of the original building and were enhanced with Victorian-styled windows.

The house is set fairly close to grade with two-steps up to the main floor level. At least portions if not all of the building was set on a concrete and/or masonry foundation in recent times, with a larger basement area created that is accessed by a wide concrete ramp located on the south side of the building.

The house is clad in nine-inch California channel-rustic siding with quoins trimming the corners. Commensurate with the age of the house, there are no water tables or belly bands.

The eaves are shallow and boxed above a plain board frieze; the eaves feature narrow ogee trim at the outer fascia, flat-board soffits, and the frieze areas are populated by closely spaced corbels. While the 1876 *Thompson & West* illustration of this building shows a generous amount of corbeling on this building, it is not certain that all of the current corbels are original, or if the building was enhanced during a 1970s remodeling. The actual historic configuration can be revealed by a more detailed investigation of the building elements, their material and finish characteristics, and other forms of physical analysis. The new additions were embellished with architectural details to match the historic building, and in some locations may have historic architectural elements that were transferred to new locations as a part of the remodeling project.

Fenestration at the main wing appears to be original and consists of tall single and/or double hung sash with wide trimmed casings, bracketed sills, and deep hoods at the headers. Upper windows at the front and sides have arched upper sash, and the windows are all four-pane units - typical of 1860s buildings in the region. The front protruding wing has a set of three windows units set in a bay. These windows are separated and framed by rounded corner-trim with turned top and bottom trim that set within block panels that finish the solid sections of the bay element. Other windows on the house need further investigation. The multi-lite windows on the rear wing do not appear to be original, and other windows on this section may have been replaced. The window at the front porch appears to have original framing but the glazing has been replaced.

The front door is original as are the double doors above that once led to the upper deck of the front porch. The door has arched panels, characteristic of Italianate houses of the era, and is topped by a two-part arched glass transom with an outer section that drops to the side of and flanks the door. This arched door and glass combination is reflected by a recessed arched entryway and outer trim with engaged columns that support the wide trimmed arch.

*Recorded by Franklin Maggi

*Date 7/9/2018

Continuation Update

The Graves House is set back on a relatively large parcel of land relative to urban single-family residential lots, and within a residential neighborhood of mixed single and multi-family buildings. To the north is the side property line of the two-story Southwinds Apartments, and to the east is the parking area of Rancho Palms Apartments. To the south across Rancho Drive is the large two-story Charter Court Apartments, and to the west across Mitzi Drive is the Hollywood Park Subdivision of single family homes that were built in the 1950s. The south property line at the Rancho Way frontage as well as that at the Mitzi Drive frontage have prefabricated masonry walls that frame a gated entry. The frontages are unimproved.

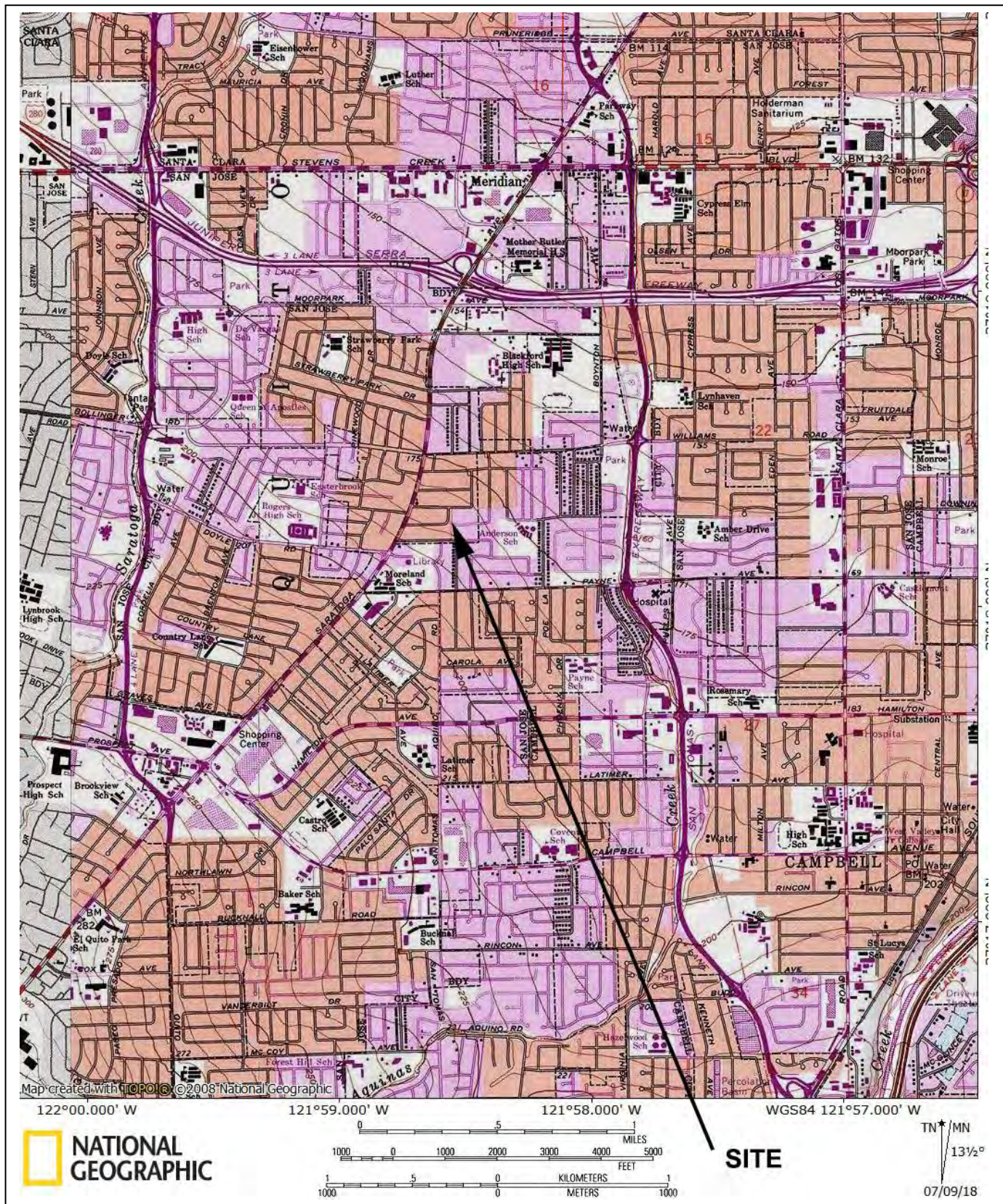
The Thompson & West Atlas lithograph of the Grave House in 1876 shows the beginning of the extensive landscaping of the parcel. Some of the specimen trees on the parcel today were likely planted by the Graves, although a detailed analysis is necessarily to determine the age and potential association of those trees with the Graves era of ownership. These trees add to the unique character of the historical setting of the property. The small open area at the north side and rear is not landscaped.

There are no historic-era ancillary buildings on the site. The garage/shop building at the east property line is of contemporary origin.

The house and property exhibit a high level of deferred maintenance. The house has deteriorated elements, including the front porch, as well as wall damage to the 1970s one-story addition to the north side.



Overview of house and site, viewed facing east (see page 11 for more photos)



*Resource Name or # (Assigned by recorder) Sylvester & Kate Graves House

B1. Historic Name: Sylvester Graves House

B2. Common Name: None

B3. Original use: Single family ranch house B4. Present Use: Single family residential

*B5. Architectural Style: Italianate

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

Constructed 1868 based on H.S. Foote's *Pen Pictures from the Garden of the World* (1888). Side and rear additions and basement/foundation late 1970s. Detached accessory building, date unknown.

*B7. Moved? No Yes Unknown Date: N/a Original Location: N/a

*B8. Related Features:

Mid-20th Century ancillary building.

B9a Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Architecture and Shelter / Agriculture Area West San Jose/Blackford SNI

Period of Significance 1868-1893 Property Type Residential Applicable Criteria (3)

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

The house at 4146 Mitzi Dr. in West San Jose is a significant remnant and reminder of Santa Clara Valley farm homesteads from the Early American Period. It is associated with ranching and horticultural operations from the time of its construction around 1868 until after the Interwar Period at mid-twentieth century. Its distinctive architectural qualities remain intact, although mostly hidden from public view within a suburban residential setting that was created after World War II. The parcel is now only 0.628 acres in size, but large enough to provide a sense of historical development, with some large trees remaining from the early settlement of at this site.

The house was built by Sylvester & Catherine (Kate) Graves, early California pioneers. Sylvester and his wife Kate lived and operated a ranch on this property until the 1890s. Sylvester and his older brother Jacob had settled in the vicinity during the 1850s prior to the time that title of the Quito Rancho was perfected by the United States Land Commission. When patented to Manuel Alviso on May 14, 1867, Alviso had already sold this portion of the rancho to José Ramón Argüello. That same year (1867) Argüello formally transferred a number of parcels within Rancho Lot 5 to Sylvester and Jacob. With title cleared that year by the Land Commission, Sylvester and Kate, who had just married, were able to build their permanent residence.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) HP3. Farm/ranch

*B12. References:

See page 10.

B13. Remarks: Proposed site development

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: July 9, 2018

(This space reserved for official comments)



Quito had been established in 1841 when then Mexican governor Juan Bautista Alvarado granted its 13,310 acres to two Hija colonists José Noriega and José Zenon Fernández. The rancho ranged from the current village of Saratoga to San Tomás Aquino Creek. Both colonists quickly became prominent leaders in the San José pueblo late in the Mexican Period but sold the rancho to Manuel Alviso in mid-1844. The patent later went to Alviso and the heirs of Fernandez, although Manuel and his wife María Luisa Peralta de Alviso sold their portion in 1859 to José Ramón Argüello and two others. Argüello established Quito Farm on a portion of his acquisition that later became renowned for its olive orchard. Olive trees from the Quito Olive Farm were transported to San Francisco's Treasure Island for landscaping the 1939-1940 world's Fair site.

Sylvester Graves (1831-1910) came to California in 1853, following his brothers Jacob and Sampson. All born in Tennessee, older brother Jacob had come to California in 1849 during the Gold Rush, but by the end of 1849 had settled in Santa Clara Valley. Jacob first acquired land in the Quito around 1853 in partnership with Sylvester soon after Sylvester's arrival, and built a house fronting Bubb Road (now Prospect Road) west of Saratoga Avenue near Campbell Creek. In 1862, the brothers bought 190 acres on the east side of Saratoga Avenue between what is now Williams Road and Payne Avenue where the subject property is located. Following this 1862 expansion of their holdings, the two brothers split their ownership, with Sylvester taking sole ownership of the land east of Saratoga Avenue, likely around the time of his marriage in 1867 to Catherine Toney. Catherine had come to California from Iowa during the 1860s with her parents Jesse and Anna Toney, who settled on a farm in the Redwood District (Los Gatos/Saratoga). During her marriage to Sylvester she was consistently referred to as Kate Graves. During the next ten years or so, Sylvester and Kate expanded their holdings to over 350 acres, including a large parcel north of Williams Road and a smaller 34-acre parcel west of Saratoga Avenue. By 1888, they had reduced the ranch to 265 acres by selling off some of their holdings north of Williams Road, and by 1890 had sold the remaining property north of Williams Road and west of Saratoga Avenue.

In 1876, Thompson and West published their *Historical Atlas Map of Santa Clara County*, showing property ownership throughout the county and notable buildings worthy of publication. A full-page graphic rendition of the residence of Silvester(sic) Graves is displayed on page 95 of that book, showing the distinctive Italianate house that exists today as well as six outbuildings and lush landscaped grounds around the homestead.



From Thompson and West, *Historical Atlas of Santa Clara County*, 1876

In 1888, H. C. Foote noted in his *Pen Pictures of the Garden of the World* that Sylvester Graves had built his house in 1868 at a cost of \$6,000 (excluding Sylvester's labor). This aligns with the formal transfer of the lands from Argüello to the Graves in late 1867 following the patent of the rancho by the Lands Commission and Sylvester's marriage to Catherine Toney that same year. Foote wrote biographical sketches for both Sylvester and Jacob in his book and included full-page hand-drawn portraits of both.



Sylvester Graves portrait from H.C. Foote's *Pen Pictures of the Garden of the World*, 1888

Catherine Toney was born in Iowa in 1848. Sylvester and Kate had ten children while living at the subject property, of which seven were living at the time of Foote's biographical sketch: Ernest, Walter, Clara, Jesse, Ivy, Nettie, and Beulah.

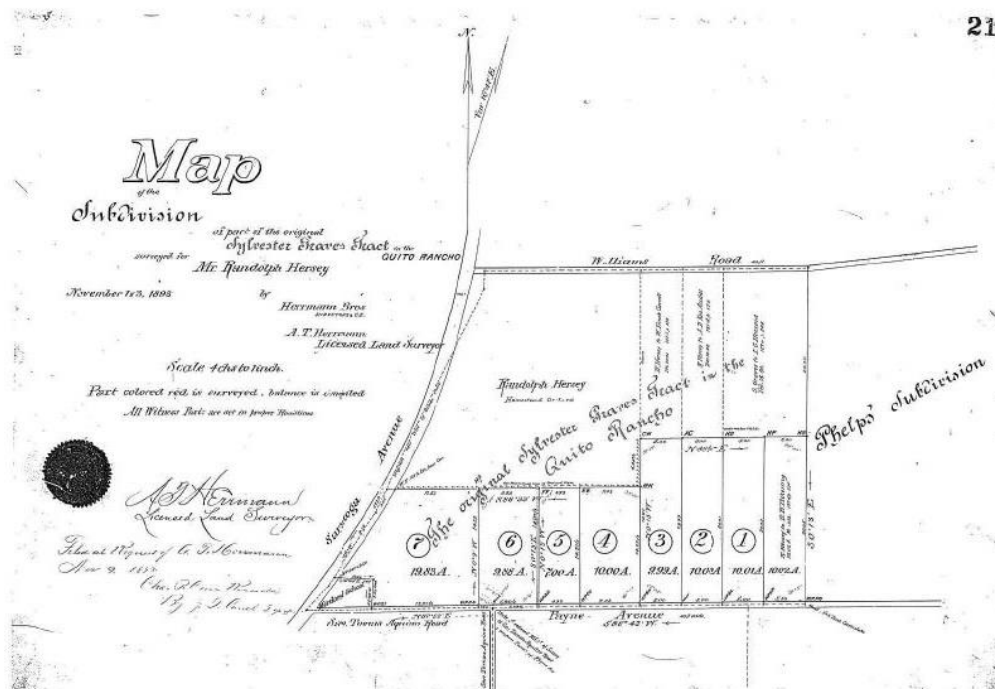
The larger portions of the ranch were devoted to general farming, and Foote noted that around 60 acres were devoted to horticulture use, including prunes, apricots, and peaches. Henry Brainard described the ranch in more detail in No. 12 of his series "Practical Horticulture And Viticulture" in *The Pacific Tree and Vine* (for the associated map, see next page).

S. Graves-334 acres in three places, 34 acres on the west side of the avenue and 300 acres on the east side, divided in two parcels of 110 and 190 acres, by the Williams Road. The 34 acres are all planted except 7 acres, and there are approximately 850 French prunes, 375 apricots, 275 peaches, 200 Silver prunes, 25 pears and 30 cherries, with one acre of vines, all from 2 to 5 years old. The 190 acres has a family orchard and 400 vines, and is devoted to stock and grain, as is also the 110 acres.

Foote also described in his sketch that "the house was surrounded by beautiful grounds, and approached from Saratoga Avenue by a shaded avenue 300 yards in length." By the end of World War II, the ranch was still intact, covered by orchards, and the entry driveway still existed, although flanked by only a few large trees. The homestead at that time appears to have still had a number of large trees and structures. (The large barn shown in the 1876 Atlas had been destroyed by fire in 1880 according to a July 19, 1880 article in the *San Francisco Bulletin*.) The construction of Unit 2 of the Hollywood Park subdivision (Tract 924) in 1953 eliminated this entry driveway, clipping off the front portion of the ranch to where Mitzi Drive curves northward to a dead end at Piper Drive. By the mid-1950s, the remaining orchard lands had been subdivided and were soon developed with a mix of single-family residential tracts and apartment complexes.



Henry Brainard's 1888 map of the Graves properties and immediate area known as Gubserville. In 1890 Sylvester's brother Jacob died. Soon after, Sylvester and Kate sold their remaining property on Saratoga Avenue to Randolph Hersey, who subdivided the 190 acres on November 9, 1893 (Book F Page 21 of Maps). This subdivision reserved a little over 60 acres as the Hersey property containing the ranch homestead. Little is known about Randolph Hersey. He was listed in local directories as an orchardist in the vicinity of the Graves ranch by the early 1890s, but Sylvester Graves continued to live at his ranch at least until 1896 according to the voting registration records. The Graves moved to Rucker near Gilroy by the late 1890s and were living in San Jose at 340 North Twelfth St. when Sylvester died on February 22, 1910. Kate died two years later on April 16, 1912.



Hersey subdivision map 1893

Hersey appears to have left the area by the late 1890s, and the next known owners were Harry A. E. and Laura Rowlands. Both of the Rowlands had immigrated to the United States in 1901. Harry had been born in England, and Laura in Canada. They had two children with them while living and working at the subject property. By 1920, the Rowlands had left the area for Riverside.

Ownership and operation of the remaining 60+-acres ranch during the 1920s and 1930s is unclear. James and Sue Stanfield were owners during this period, but little is known of them. On April 21, 1943 the Stanfields sold the property, then reduced to 50+ acres, to Philip and Olga Williamson (OR 1137:387). The Williamson family sold portions of the property in the 1950s for the development of the Hollywood Park subdivisions developed by Maud Lantz. These subdivisions were part of San Jose's rapid expansion period during the 1950s as the City administration attempted to extend development to the western foothills. The subject property however remained within an unincorporated pocket that extended to San Tomas Aquino Creek until 1980.

In the late 1960s, the property, now reduced to the small parcel that exists today, was acquired by David and Johanna Baker. Following their divorce, in 1971 it was deeded to Johanna, and three years later she sold it to Gary and Janice Sherwood who resold it to Fredrick Kenneth Kelly a little over a year later.

Johanna Baker was interviewed by representatives from the City's first historic survey project (the King Survey) in late 1973 while she was selling the property, and she provided some anecdotal history of the property. She told of Graves being active in local government and San Jose State University (Normal School) current affairs. Having lost money in gold mining, she said he sold the property and moved to Morgan Hill (Rucker). She also had heard the house was used as a French gambling and sporting house at the turn of the century. It was noted in the recording form that Clyde Arbuckle (City Historian) had many pictures of house. As a part of the current study, archivists at History San Jose and the California Room at the San Jose Public Library were contacted about possible photographs, but none were located.

Although surveyed in 1973, the property was not included nor listed in subsequent surveys conducted in the late 1970s that included formal evaluations for historical significance as the property was found to be in an unincorporated area. At the time of annexation on August 1, 1980 under Boynton No_62, the initial resource listings of properties to be used in establishing the City's first Historic Resources Inventory had been completed. In 1980, the property became a part of the City of San Jose and had been pre-zoned by that time for Multi-family use (R-M).

Survey Status

The property is not listed on any local, state, or national survey of historic resources. As noted in the narrative above, the property was surveyed in late 1973 as a part of the "King Survey" of San Jose but was not included in the City's listing of historic resources prepared in the late 1970s as it was found to not be located with the City limits at that time.

Integrity

The property maintains most of its historic integrity as per the National Register's seven aspects of integrity, and therefore continues to exhibit the qualities that existed at the time of construction around 1868. The house maintains its significant original location in West San Jose to the east of Saratoga Avenue, a historic thoroughfare. It remains within a large parcel that provides separation from the now densely suburban neighborhood of single and multi-family residential buildings nearby that were developed after World War II and has remaining historic trees that appear associated with the original ranch headquarters. The house and property continue to embody a rural nineteenth-century residential feeling and continue to illustrate the property's associations with the Graves family ranch and settlement. Although the house has been expanded to the rear and rear side, and the front porch lost, these alterations are reversible, and the original house itself has significant integrity with its Italianate design. Its trim, although possibly renovated in the late 1970s, is intact and with the underlying structure and fenestration represents the era's workmanship and use of materials, and its original character-defining materials have been preserved, including its siding, doors, windows, and trim. The property continues to embody an authentic historic resource.

Evaluation

The Graves House has long been locally identified as an early farmhouse from the Early American Period of Santa Clara Valley, and was appreciated for its distinctive Italianate architectural character. While identified in 1973 as a part of San Jose's first survey of historic resources, it was not formally listed in the City's Historic Resources Inventory as it was outside the City limits at that time.

The house is associated with the early agricultural development of Santa Clara Valley from the Early American Period through World War II, and although the ranch lands and ancillary buildings that were a part of this ranch are now gone, the building and site continue to signify and provide a visual sense of this important early period of development when Sylvester and Kate built their large agricultural operation at the site and raised their large family in this farmhouse. While in most situations the loss of the associated ranch lands and agricultural buildings would limit the ability of a small remnant site such as this from eligibility for the California Register of Historical Resources under Criterion (1) (events and patterns), given the age of the structure (140 years old), its prominence in an early publication of prominent sites in Santa Clara County (Thompson & West), and the +half-acre site that exists today with broad front and side setbacks that includes large trees that are likely associated with the early ranch headquarters, it appears that the property may be eligible for the California Register under this Criterion, (1).

Sylvester and Kate Graves were prosperous agriculturalists during the Period of Horticultural Development in Santa Clara Valley. While anecdotal history indicates that they were active in civic and educational affairs, a review of historical literature did not result in any findings to confirm their activity/influence within the local community. Success in business is not sufficient in itself for making a determination of historical significance. Consequently, the property would not be eligible for the California Register under Criterion (2) (historic personages). A review of the later owners/operators of the ranch has not uncovered any other persons of significance associated with the property.

The Sylvester and Kate Graves House is a distinguished entity in West San Jose, although somewhat hidden from public view due to fencing, foliage, and its location on a minor neighborhood street. The house is a distinctive example of early Italianate residential architecture in the region and maintains a fairly high level of historic integrity to its original form and historic materials. The property appears eligible for the California Register under Criterion (3) (Architecture).

In reviewing the property under the City of San Jose landmark designation criteria which is used to consider historical significance for properties within the local San Jose city jurisdiction (Municipal Code Chapter 13, Section 13.48.110), the property appears eligible for designation as a San Jose City Landmark. This potential eligibility is based upon the finding that this property has special historical, architectural and aesthetic interest and value, and that its designation as a landmark would conform with the goals and policies of the Envision San Jose 2040 General Plan. The property:

- has character, interest and value as a part of local heritage;
- it exemplifies the early economic and historic heritage of an area of the city in West San Jose that was within its sphere of influence during the nineteenth century;
- it portrays the environment of early agriculturalists characterized by distinctive farmhouse buildings;
- it embodies distinguishing characteristics of the Italianate style in local residential architecture; and
- it embodies elements of architectural design, detail, materials, and craftsmanship which represents a significant architectural innovation that took place locally in the 1860s and which this example remains fairly unique today in greater San Jose.

B12. References (continued from page 5)

Brainard, Henry. *Agricultural Atlas*, originally published in *The Pacific Tree and Vine*, courtesy of the Arbuckle Collection, California Room, San Jose Public Library.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 11 of 16

*Resource Name or # (Assigned by recorder) Sylvester & Kate Graves House

*Recorded by Franklin Maggi

*Date 7/9/2018

Continuation Update

Foote, Horace S. *Pen Pictures from the Garden of the World or Santa Clara County*, 1888.

Herrmann Bros. Official Map of the County of Santa Clara, 1890.

Herrmann, A. T. Map of the Subdivision of part of the original Sylvester Graves Tract in the Quito Rancho for Mr. Randolph Hersey, 1893.

Hoover, M. B., H. E. Rensch, and E. G. Rensch, revised by William N. Abeloe. *Historic Spots in California*, Third Edition, 1966.

McMillan, J. G. Official Map of Santa Clara County, 1914.

Polk's/Husted Directories of Santa Clara County, 1870-1978.

Preservation Action Council of San Jose. *Continuity (On the Radar)* Vol. 15, No. 4, Fall 2004, Vol. 19, No. 2 Fall 2008.

San Francisco Bulletin. Large barn worth \$7000 destroyed. 19 July 1880.

San Jose (City of).

Building Permits

Visual Inventory of Historic and Archaeological Sites (King Survey), 1973.

Memorandum from Courtney Damkroger to Historic Landmarks Commission, 20 January 2005 (Agenda 2-2-05 Item No.: 7.b).

San Jose Evening News.

Son Rev. Walter Graves visits father in Gilroy, 24 June 1903.

Mortuary Notice, 21 February 1910

Santa Clara (County of) Office of the Clerk/Recorder. Maps and official records.

Thompson & West. *Historical Atlas of Santa Clara County, California*, 1876.

United States Federal Census, 1860-1940.



View from gated entry at Mitzi Drive, viewed facing northeast.



Front setback, viewed facing northeast.



Front setback, viewed facing north.



South side setback at adjacent Rancho Way, viewed facing east.



Front elevation, viewed facing east.



Front elevation, viewed facing northeast.



Rear and north side elevations, viewed facing southwest.



Detail view of rear addition, viewed facing southwest.



South elevation at rear wing, viewed facing northwest.



New basement entry at south elevation, viewed facing north.



Ancillary building at east property line, viewed facing southeast.

HISTORIC EVALUATION SHEET

Historic Resource Name: 4145 Mitzi Dr. - Sylvester and Kate Graves House

A. VISUAL QUALITY / DESIGN

Justification

		E	VG	G	FP
1. EXTERIOR	Excellent	X			
2. STYLE	Especiallly fine	X			
3. DESIGNER	Especiallly fine	X			
4. CONSTRUCTION	Especiallly fine	X			
5. SUPPORTIVE ELEMENTS	None				X

B. HISTORY / ASSOCIATION

		E	VG	G	FP
6. PERSON / ORGANIZATION	Secondary importance			X	
7. EVENT	None associated				X
8. PATTERNS	Primary patterns intimately connected	X			
9. AGE	1867		X		

C. ENVIRONMENTAL / CONTEXT

		E	VG	G	FP
10. CONTINUITY	Not located in area of importance				X
11. SETTING	Of importance		X		
12. FAMILIARITY	Neighborhood			X	

D. INTEGRITY

		E	VG	G	FP
13. CONDITION	Considerable 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: 07/09/18

EVALUATION TALLY SHEET

Historic Resource Name: 4145 Mitzi Dr. - Sylvester and Kate Graves House

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub- total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	16			
2. STYLE	10	8	4	0	10			
3. DESIGNER	6	4	2	0	6			
4. CONSTRUCTION	10	8	4	0	10			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		42	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP				
6. PERSON / ORGANIZATION	20	15	7	0	7			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	12			
9. AGE	8	6	3	0	6		25	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP				
10. CONTINUITY	8	6	3	0	0			
11. SETTING	6	4	2	0	4			
12. FAMILIARITY	10	8	4	0	4		8	75
	(SUM OF A+C) =				50			
<u>D. INTEGRITY</u>								
	E	VG	G	FP				
13. CONDITION	.00	.03	.05	.10	0.05	x 75	3.8	
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.05	x 50	2.5	
	.00	.03	.05	.10	0.03	x 25	0.8	
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x 50	0.0	
	.00	.10	.20	.40	0	x 25	0.0	
16. SITE	.00	.10	.20	.40	0	x 25	0.0	
							7.0	
	ADJUSTED SUB-TOTAL:				(Preliminary total minus Integrity Deductions)			68
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP				
17. EXTERIOR	3	3	2	2	3			71
EVALUATION TOTAL:							(Adjusted subtotal)	71.00

SITE SUMMARY SCORE	Historical Evaluation			Architecture	
	CLYDE AREUCKLE	PAT LOOMIS	LYNN VERMILLION	MARVIN BAMBURG	BRUCE RADDE
				?	?

Inventory Number	715
	226

VISUAL INVENTORY OF HISTORIC AND ARCHAEOLOGICAL SITES
San Jose, California

* See note

1. Planning area West Valley I County Santa Clara

2. Name of site _____

Street No. 146 MITZI DRIVE Style _____

Original owner Sylvestra Graves Architect _____

Original use Single family Builder Graves

Present owner JOANNA BAKER Wall Constr. redwood

Present use single family No. Stories 2

Permission to call: Phone No. _____

Named after
Mitzi Capron
other streets
nearby actors
& actresses

4. Notable features, historical significance, description:

- Graves - bought house \$5,000 once Spanish Land Grant territory, owned land from Payne Ave - Williams - Saratoga orchard land owner, active in local govt, SSSU civic affairs. gold mining - lost money, sold out & moved to Malibu Hill.

- French Gambling & Sporting House turn of century

- Calif Native shrubs & palm trees

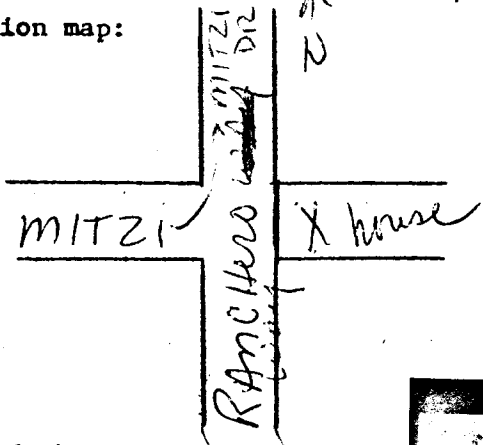
- Original marble fire place, redwood paneling, stained glass etched glass transom over front door

5. Physical condition: Endangered NO Interior good Exterior good

6. Location map:

up for sale - new owner
wants to preserve home

check this form for
fundation. Is it in Campbell
Saratoga or San Jose?



7. Picture:

Photographer TELLY DILL

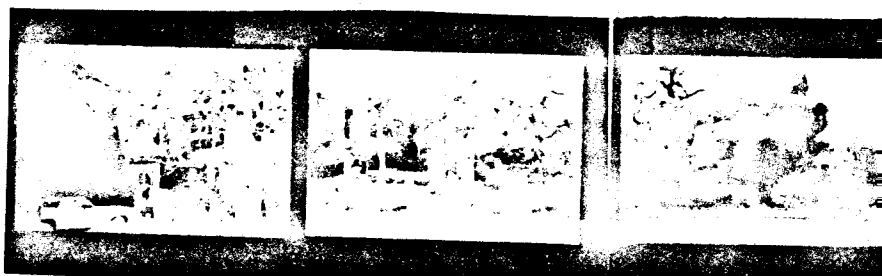
Frame No. #15 #16 #17 #18

Date 12/9 - today

will return
Clyde Areuckle has many
pictures of house

8. Published sources, interviews, records, photos, etc.

owner



City of San José, California

CITY COUNCIL POLICY

TITLE	PAGE
PRESERVATION OF HISTORIC LANDMARKS	1 of 2
APPROVED BY	
Council Action - Adopted December 8, 1998, Amended May 23, 2006	

PURPOSE/INTENT STATEMENT

Historically and architecturally significant structures, sites, and districts provide an irreplaceable link to the City's past, enrich the present and future with their rich tradition and diversity, and add inestimable character and interest to the City's image. Preservation of structures, sites, and districts is a part of the San Jose General Plan Urban Conservation/Preservation Major Strategy. At a strategic level, preservation activities contribute visual evidence to a sense of community identity that grows out of the historical roots of San Jose's past.

It is the policy of the City of San Jose that candidate or designated landmark structures, sites, or districts be preserved wherever possible. Proposals to alter such structures, sites, or districts must include a thorough and comprehensive evaluation of the historic and architectural significance of the structure, site, or district and the economic and structural feasibility of preservation and/or adaptive reuse. Every effort should be made to incorporate candidate or designated landmark structures into the future plans for their site and the surrounding area and to preserve the integrity of landmark districts.

APPLICABILITY

This policy affects any designated City Landmark structure, Contributing Structure in a City Landmark Historic District, structure listed on the National Register of Historic Places and/or the California Register of Historical Resources, a Contributing Structure in a National Register Historic District, or a structure that qualifies for any of the above (candidate), based on the applicable City, State, or National qualification criteria. (hereafter "landmark structure"). This policy also affects new construction within designated City, State, and National Landmark districts for purposes of district integrity.

REQUIREMENTS

- 1. Early Public Notification of Proposals to Alter or Demolish a Candidate or Designated Landmark Structure, or to Impact the Integrity of a Historic District.** In order to allow greater public input into decisions affecting historic landmarks, early public notification should be initiated in response to either of the following: 1) receipt by the City of a development application for a project proposing to alter the original character of a candidate or designated landmark structure or to potentially impact the integrity of a landmark district, or 2) prior to action by the City Council or Redevelopment Agency Board of Directors to commit public funding or other assistance to such a project or for acquisition of property containing a candidate or designated landmark structure or potentially impacting the integrity of a landmark district. Such notification shall be provided to the City Council, Historic Landmarks Commission and representatives of the historic preservation community.
- 2. Public Input and City Council Review.** As soon after the public notification as possible, public meetings on the proposed project shall be scheduled, as follows. In the case of a private development project with no City or Redevelopment Agency funding involved, the Historic Landmarks Commission shall hold a public meeting on the proposed project, to receive public comment and provide recommendations regarding information to be included in the analysis of the proposed project. In the case of a project incorporating City or Redevelopment Agency funding or other assistance, or acquisition of property containing a candidate or designated landmark structure or a structure or site located within a landmark district, the City Council shall agendaize

discussion of the project to receive public comment and provide early direction to the appropriate staff that either: 1) the project should continue forward through the appropriate review process, or 2) the Council does not support the proposed project and further staff work shall be discontinued.

3. **Preparation of Complete information regarding Opportunities for Preservation of the Landmark Structure, and/or the Integrity of the Landmark District.** The analysis of a proposed project which will alter the original character of a candidate or designated landmark structure or potentially impact the integrity of a landmark district shall include complete historic, architectural, and cultural documentation of the significance of the candidate or designated landmark structure, site, district, or compatibility of new construction within a landmark district, a comprehensive evaluation of the economic and structural feasibility of preservation and/or adaptive reuse of the structure, and an analysis of potential funding sources for preservation. This information shall be carefully reviewed and then be given strong consideration in the decision-making process for a project proposing to alter a candidate or designated landmark structure or the integrity of a district. Every effort should be made to preserve and incorporate existing

landmark structures into the future plans for a site and the surrounding area, and to preserve the integrity of landmark districts.

4. **Findings Justifying Alteration or Demolition of a Landmark Structure, or Impact to the Integrity of a Landmark District.** Final decisions to alter or demolish a candidate or designated landmark structure or to impact the integrity of a landmark district, must be accompanied by findings which either 1) document that it is not reasonably feasible for any interested party to retain the candidate or designated landmark structure or the integrity of the district, or 2) which record the overriding considerations which warrant the loss of the candidate or designated landmark structure or district integrity. The financial profile and/or preferences of a particular developer should not, by themselves, be considered a sufficient rationale for making irreversible decisions regarding the survival of the City's historic resources.
5. **Financial Resources for Preservation.** The City and Redevelopment Agency should identify City, State, and Federal funding resources to support and encourage the preservation and adaptive reuse of candidate or designated landmark structures, sites, or districts.

"MITZI PLACE"

4146 MITZI DRIVE, SAN JOSE, CA 95117

PROJECT DESCRIPTION

MITZI PLACE IS A NEW MULTI-FAMILY PROJECT THAT INCLUDES THE RENOVATION AND RELOCATION OF THE HISTORICAL GRAVES MANSION (INTO 6 LIVING UNITS) AND THE ADDITION OF NEW FOUR STORY 44 APARTMENT BUILDING OVER SUBTERRANEAN PARKING.



PROJECT DATA

APN:	299-16-001
PROJECT ADDRESS:	4146 MITZI DRIVE SAN JOSE, CA URBAN RESIDENTIAL
GENERAL PLAN:	URBAN RESIDENTIAL
ZONING:	R-M
PROPOSED USE:	RESIDENTIAL (APARTMENTS)
PROPOSED TYPE OF CONSTRUCTION:	I-A & III-A
AUTOMATIC SPRINKLER:	YES
PROPOSED TYPE OF OCCUPANCY:	R-2, S-2
LOT SIZE:	
ORIGINAL:	27,493 SF (0.631 ACRES)
PROPOSED:	23,453 SF (0.538 ACRES)
NUMBER OF UNITS:	50(DU)= (24) STUDIOS , (20) 1-BED, & (6) STUDIO IN EXISTING RESIDENCE
DENSITY:	50 DU/0.538 ACRES= 93 DU/AC
AREA CALCULATIONS:	
A. NEW RESIDENTIAL BUILDING:	
GROSS FLOOR AREA (SF):	
- 1ST FLOOR PARKING LEVEL / GROUND LEVEL:	7,269
- 2ND FLOOR RESIDENTIAL :	7,120
- 3RD FLOOR RESIDENTIAL:	7,120
- 4TH FLOOR RESIDENTIAL:	7,120
TOTAL:	28,629
B. RELOCATED HOUSE	
- 1ST FLOOR:	2,614
- 2ND FLOOR:	1,950
TOTAL:	4,564
OPEN SPACE CALCULATIONS:	
REQUIRED COMMON OPEN SPACE (SF):	
45UNIT x 160SF:	7,200
PROVIDED COMMON OPEN SPACE (SF):	
- GROUND LEVEL:	3,377
- ROOF DECK:	4,570
TOTAL:	7,947
NUMBER OF STORIES:	4 (RESIDENTIAL)
VEHICLE PARKING:	
REQUIRED VEHICLE PARKING	STALLS
(30 STUDIOS x 1.5) + (20 1-BED x 1.7)= 45+34 =	84
PROVIDED VEHICLE PARKING (INCLUDING ACCESSIBLE STALLS):	
BASEMENT:	68 STALLS (22 REGULAR & 46 MECHANICAL)
GROUND LEVEL:	5 STALLS
TOTAL:	73
BICYCLE PARKING:	
- REQUIRED: 1 PER 4 LIVING UNITS: 50/ 4=	13 SPACES
- PROVIDED: 11 (BASEMENT) + 2 (GROUND LEVEL)	13 SPACES

PROJECT DIRECTORY

OWNER: PINE INVESTMENT GROUP
P.O. BOX 3941
LOS ALTOS, CA 94024

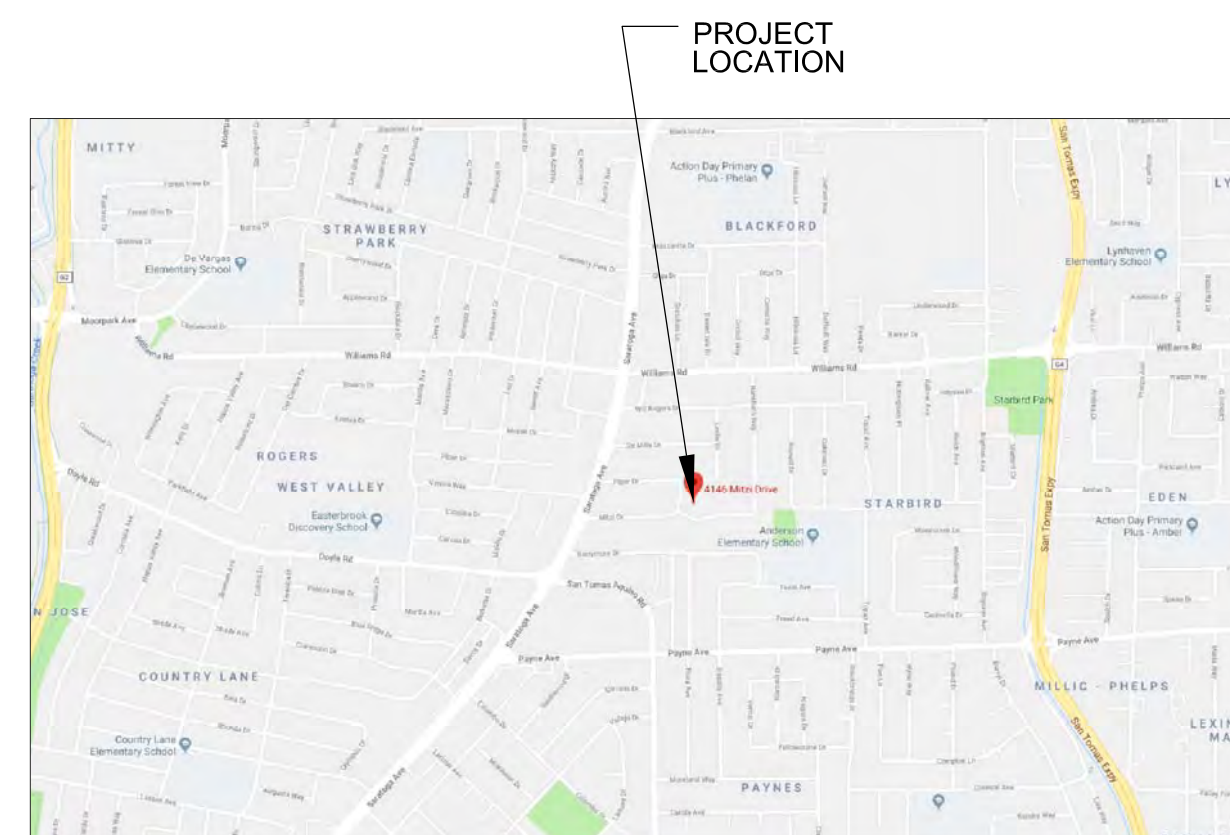
ARCHITECT: ANDERSON ARCHITECTS INC.
KURT B. ANDERSON, AIA
120 W. CAMPBELL AVENUE
CAMPBELL, CA 95008
TEL: (408) 371-1269
FAX: (408) 371-1276
EMAIL: KAnderson@AndArchInc.com

LANDSCAPE: THE GUZZARDO PARTNERSHIP INC.
MARCO LEI
181 GREENWICH STREET
SAN FRANCISCO, CA 94111
TEL (415) 433 -4672
FAX (415) 433-5003
EMAIL : mlel@tgp-inc.com

CIVIL : NTERRA GROUP
DAVE VOORHIES
1295 E DUNNE AVENUE, SUITE 230
MORGAN HILL, CA 95112
TEL: (408) 472-5222
EMAIL : dvoorhies@nterragroup.com

ENVIRONMENTAL : DENISE DUFFY & ASSOCIATES, INC.
LEIANNE HUMBLE
947 CASS ST. SUITE 5
MONTEREY, CA. 93940
(831) 373-4341 EXT 14
(831) 373-1417 (FAX)
lhumble@ddaplanning.com

VICINITY MAP-NTS



SHEET INDEX

0.0	COVER SHEET
1	SURVEY
CIVIL	
C1.0	GRADING PLAN
C2.0	STORMWATER CONSTROL PLAN
ARCHITECTURE	
A1.0	SITE PLAN
A1.1	SITE PHOTOS
A2.1	PROPOSED NEW BUILDING- BASEMENT PLAN
A2.2	PROPOSED NEW BUILDING- GROUND FLOOR PLAN
A2.3	PROPOSED NEW BUILDING- 2ND- 4TH FLOOR PLANS
A2.4	PROPOSED NEW BUILDING- ROOF DECK PLAN
A3.1	RELOCATED HOUSE- EXISTING FLOOR PLANS
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A4.1	RELOCATED HOUSE- PROPOSED FLOOR PLANS
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A5.0	3D VIEWS
A6.0	SITE LIGHTING PLAN
LANDSCAPE	
10.10	SCHEMATIC LANDSCAPE SITE PLAN
10.11	SCHEMATIC LANDSCAPE ROOF DECK PLAN
10.20	LANDSCAPE IMAGERY
10.30	IRRIGATION NOTES & DETAILS
10.40	PRELIMINARY TREE DISPOSITION PLAN

Anderson Architects Inc.	
kanderson@andarchinc.com Cell 408.202.5462	Kurt B. Anderson, AIA Principal
120 W. Campbell Ave, Suite D Campbell, CA 95008	Tel. 408.371.1269 Fax. 408.371.1276
www.andarchinc.com	

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Client:

Pine Investment Group

P.O. BOX 3941
LOS ALTOS, CA 94024

Project:

MITZI PLACE

4146 MITZI DRIVE
SAN JOSE, CA 95117

Stamp:

Issued For

No.	Description	Date
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Checked By: KBA

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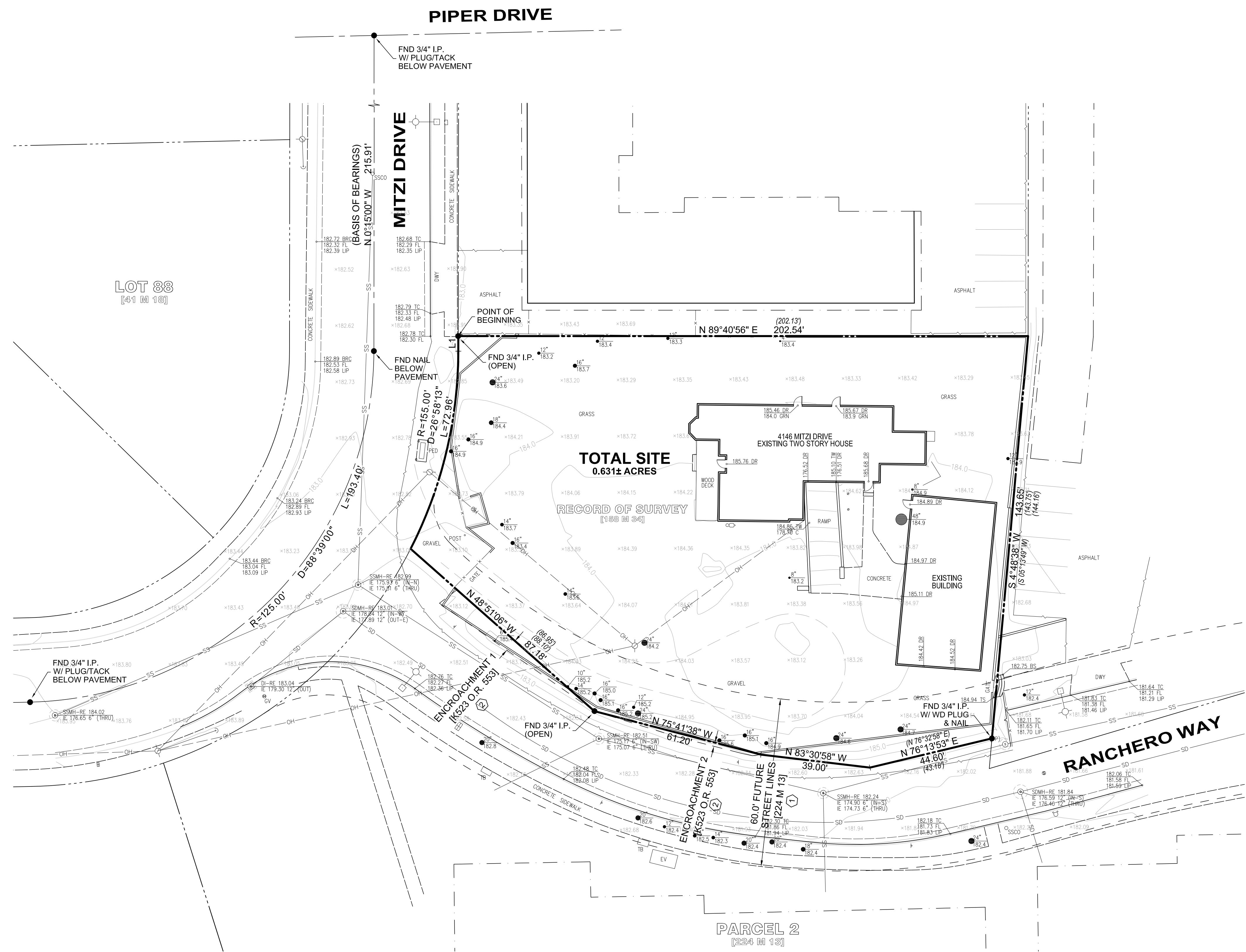
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File: #/PROJECTS/ Mitzi

Job: Mitzi



ABBREVIATIONS

- (PP) PER PLAN
- BRC BACK OF ROLLED CURB
- BS BOTTOM OF STEP
- DI DROP INLET
- DR DOOR
- DWY DRIVEWAY
- EV ELECTRIC VAULT
- FL FLOW LINE
- GRN GROUND
- GV GAS VALVE
- IE INVERT ELEVATION
- LIP LIP OF GUTTER
- PED PEDESTAL
- RE RIM ELEVATION
- SDMH STORM DRAIN MANHOLE
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- TB TELEPHONE BOX
- TC TOP OF CURB
- TE TRASH ENCLOSURE
- TS TOP OF SLAB
- TW TOP OF WALL

NOTES

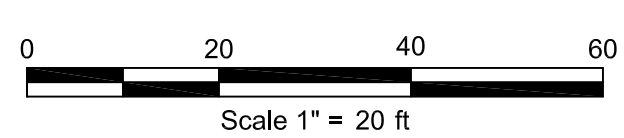
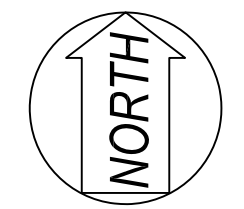
1. All distances shown hereon are in U.S. Survey feet and decimals thereof.
2. This survey was prepared from information furnished in a Preliminary Title Report, prepared by Stewart Title Company dated March 20, 2018, Order No. 188882. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
3. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
4. A.P.N.: 299-16-001
5. Basis of Bearings:
The bearing of North 00°15'00" West taken on the centerline of Mitzi Drive as shown on that certain Map of Tract No. 924 filed for record on December 16, 1952 in Book 41 of Maps at Pages 18-19, Santa Clara County Records was taken as the Basis of all Bearings shown hereon.
6. Benchmark:
City of San Jose Benchmark "676":
Chiseled square at base of electroliner #14G401 on easterly side of Mitzi Dr. approximately 80' south of southeast return of Mitzi Dr.
Elevation: 182.283 feet (Vertcon) (Datum) NAVD 1988
7. Flood Zone Note:
The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060349 0236 H, dated May 18, 2009, as being located in Flood Zone "D".

Areas in which flood hazards are undetermined but possible.

Information was obtained from the FEMA website (www.fema.gov) on April 25, 2018.

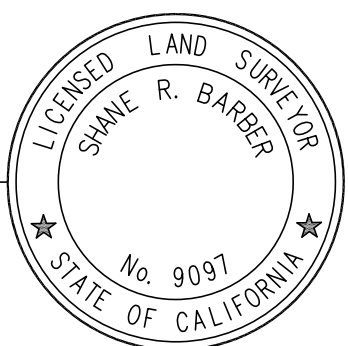
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT
- BUILDING LINE W/ DOOR
- BUILDING OVERHANG
- FOUND IRON PIPE OR AS NOTED
- STREET LIGHT
- TRAFFIC SIGNAL POLE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- GAS METER
- UTILITY POLE W/ GUY WIRE
- VALVE
- CATCH BASIN / DROP INLET
- WATER METER
- UTILITY BOX (SIZE VARIES)
- SIGN
- TITLE REPORT EXCEPTION NUMBER
- RECORD INFORMATION W/ REFERENCE
- TREE W/ SIZE AND ELEVATION
- SPOT ELEVATION
- CONTOUR
- INDEX CONTOUR
- CURB
- CURB & GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EDGE OF PAVEMENT
- SANITARY SEWER
- STORM DRAIN
- OVERHEAD



25 APR. 2018
DATE

PREPARED BY OR UNDER THE SUPERVISION OF
SHANE R. BARBER, L.S. 9097
sbarber@barbersurveying.com



TOPOGRAPHIC / BOUNDARY SURVEY
4146 MITZI DRIVE



No.	REVISION	BY	Date:
			APR. 2018
			Scale: 1" = 20'
			Job No. 18-052
			Sheet No. 1
SAN JOSE		CALIFORNIA	

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Client:
Pine Investment Group
 P.O. BOX 3941
 LOS ALTOS, CA 94024

Project:
MITZI PLACE
 4146 MITZI DRIVE
 SAN JOSE, CA 95117

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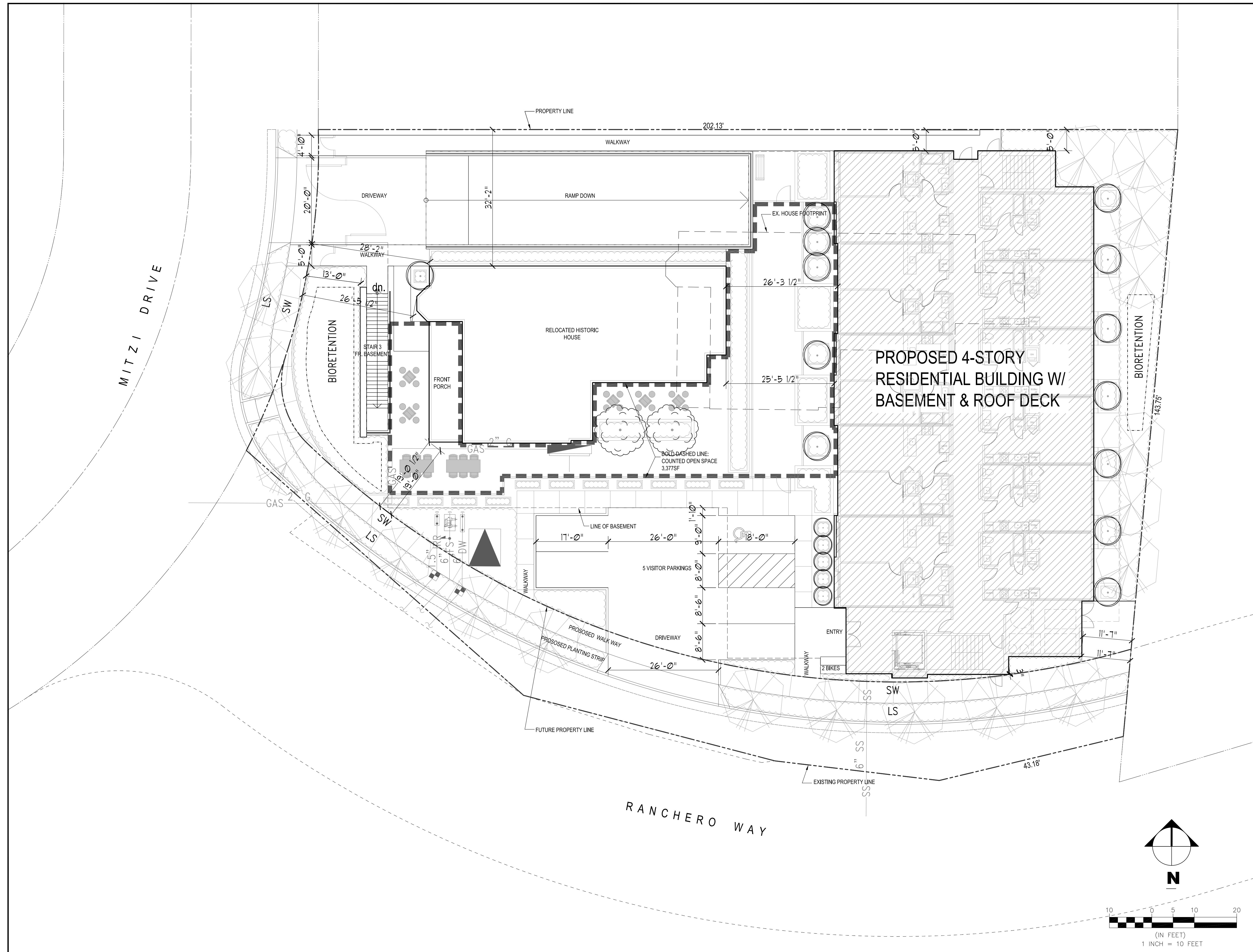
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 Checked By: KBA

Sheet Title:
PROPOSED SITE PLAN

Sheet No.:

A1.0





STREET VIEW 1



STREET VIEW 2



STREET VIEW 3



STREET VIEW 4



AERIAL VIEW



STREET VIEW 5



STREET VIEW 6



STREET VIEW 10



STREET VIEW 9



STREET VIEW 8



STREET VIEW 7

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Scale:

Drawn By: MH

Checked By: KBA

Sheet Title:

SITE PHOTOS

Sheet No.:

A 1.1

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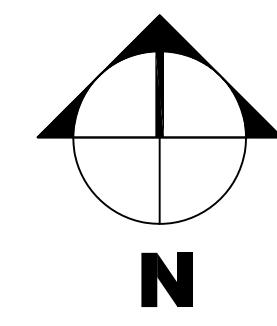
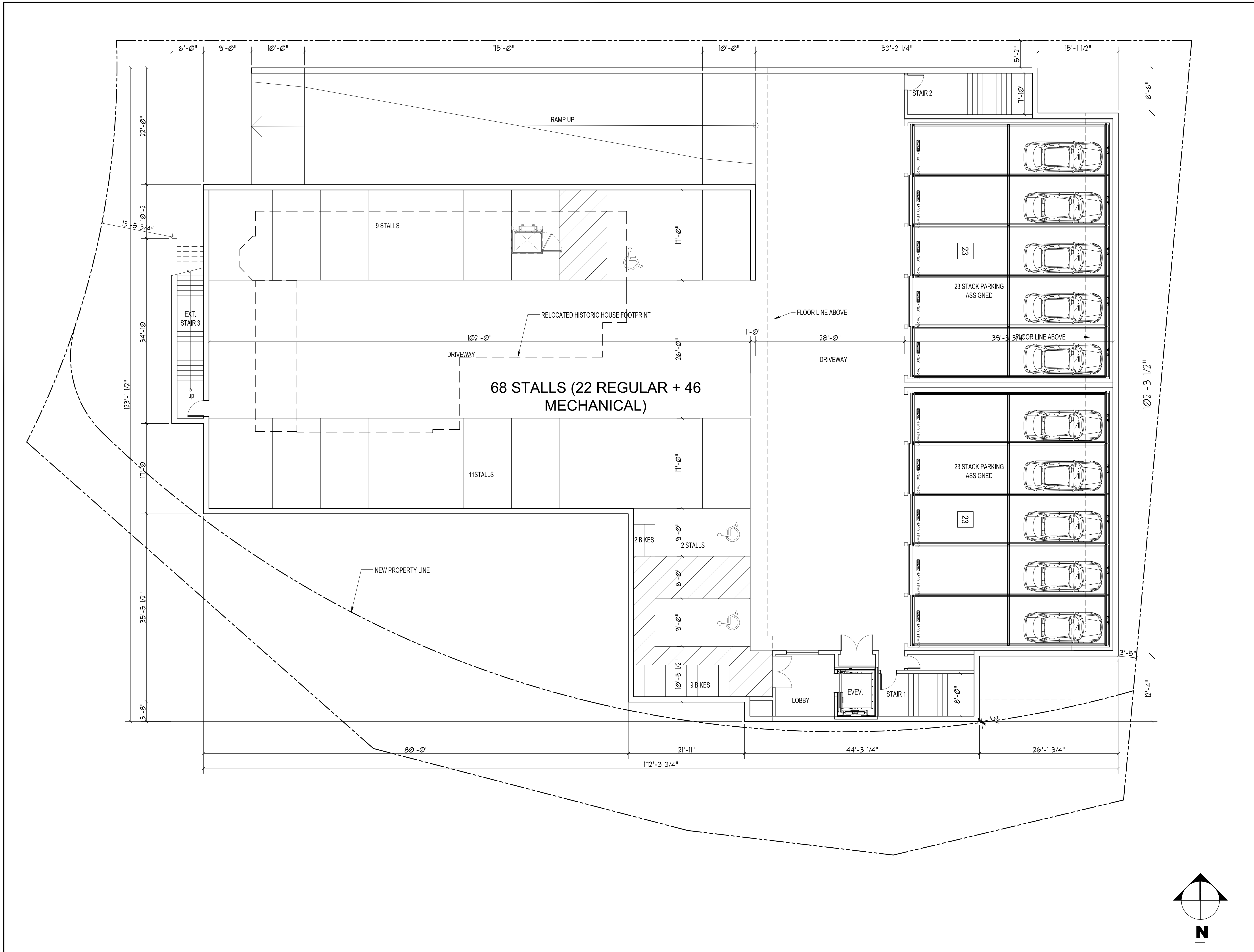
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Sheet Title:

PROPOSED BASEMENT PLAN

Sheet No.:

A2.1



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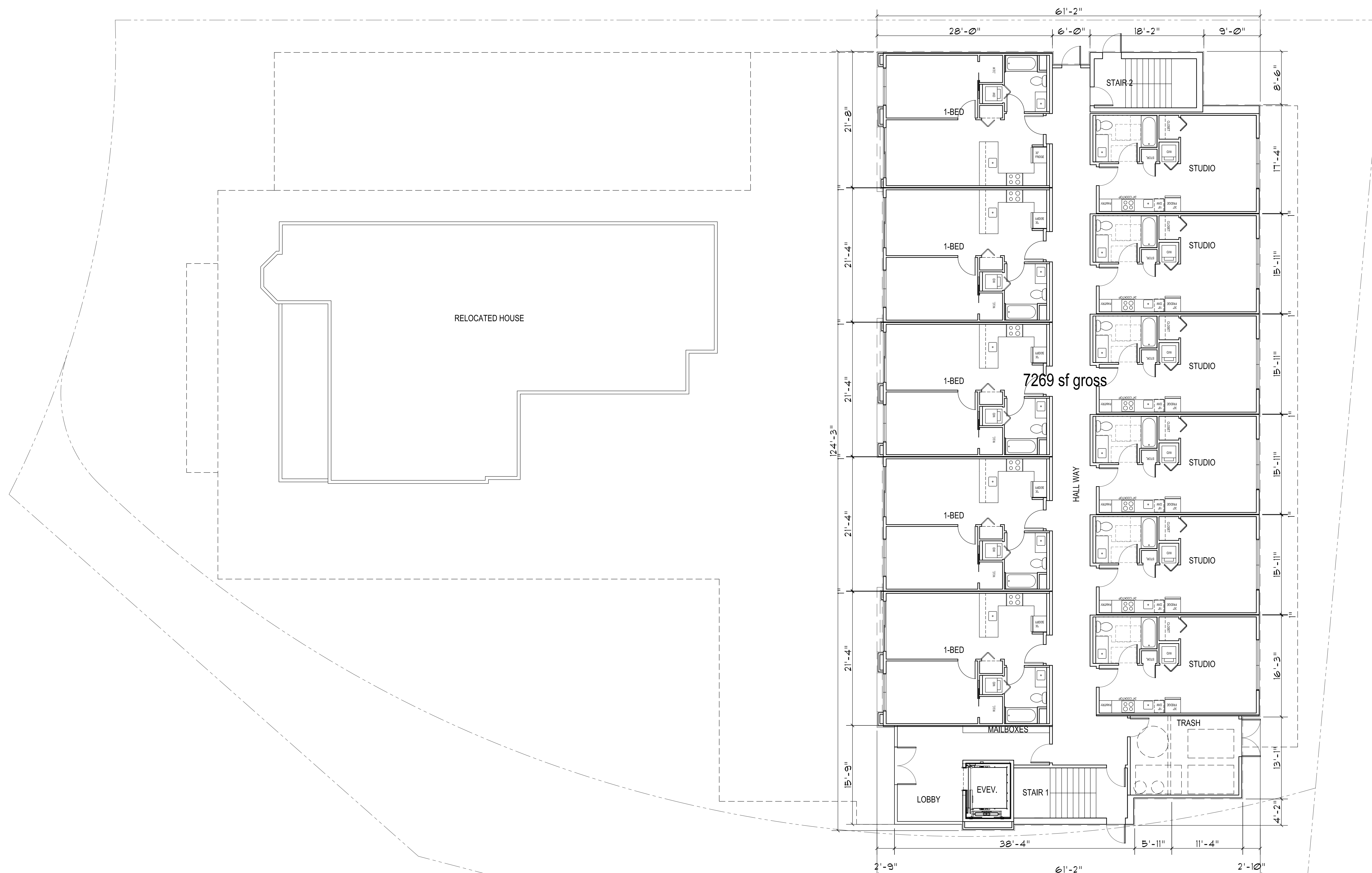
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Sheet Title:

**PROPOSED
GROUND FLOOR
PLAN**

Sheet No.:

A2.2



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P.O. BOX 3941
LOS ALTOS, CA 94024

Project:
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4146 MITZI DRIVE
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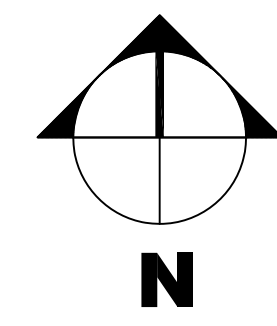
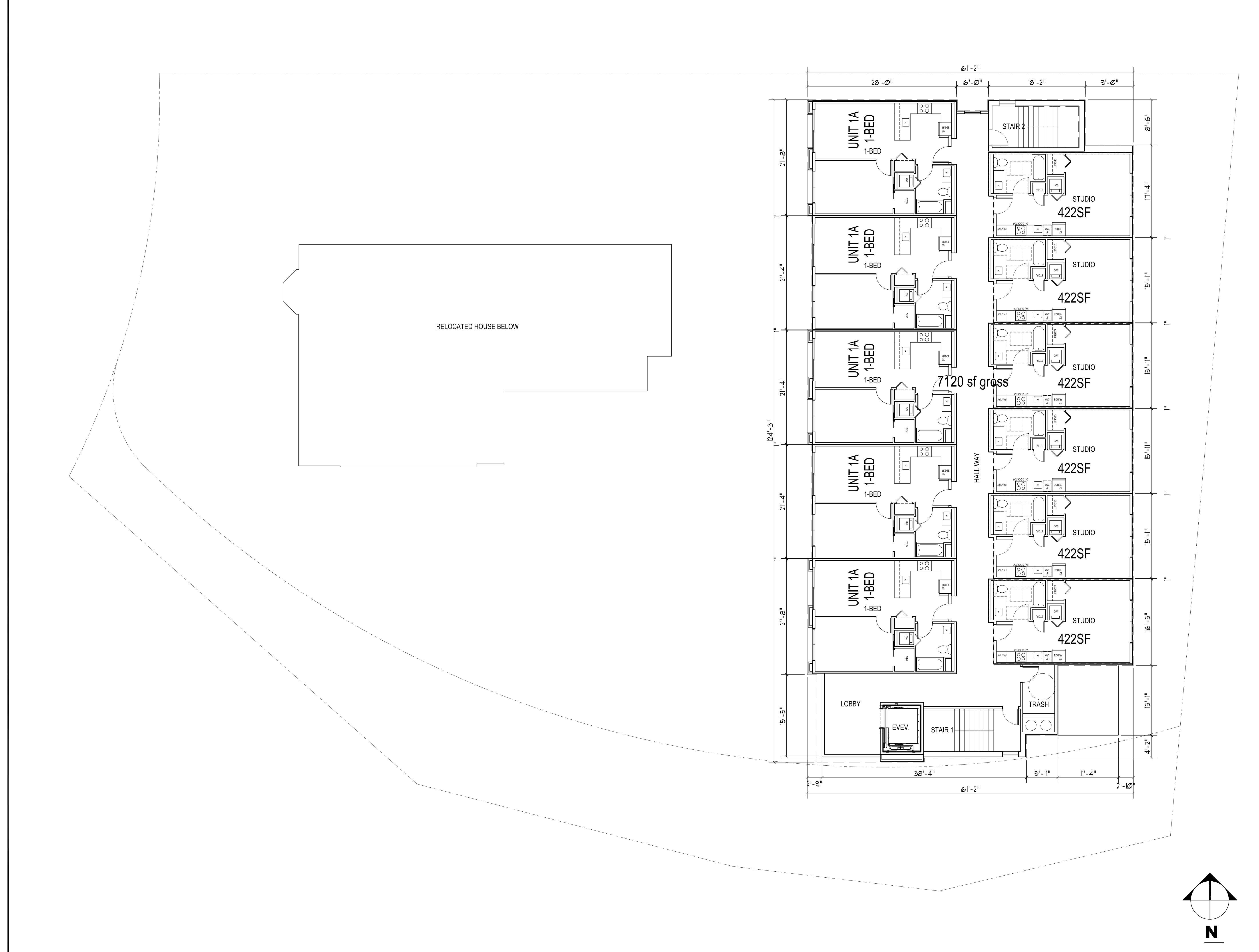
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Sheet Title:

**PROPOSED
2ND- 4TH LEVEL
FLOOR PLAN**

Sheet No.:

A2.3



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Client:
Pine Investment Group
P.O. BOX 3941
LOS ALTOS, CA 94024

Project:
MITZI PLACE
4146 MITZI DRIVE
SAN JOSE, CA 95117

Status:

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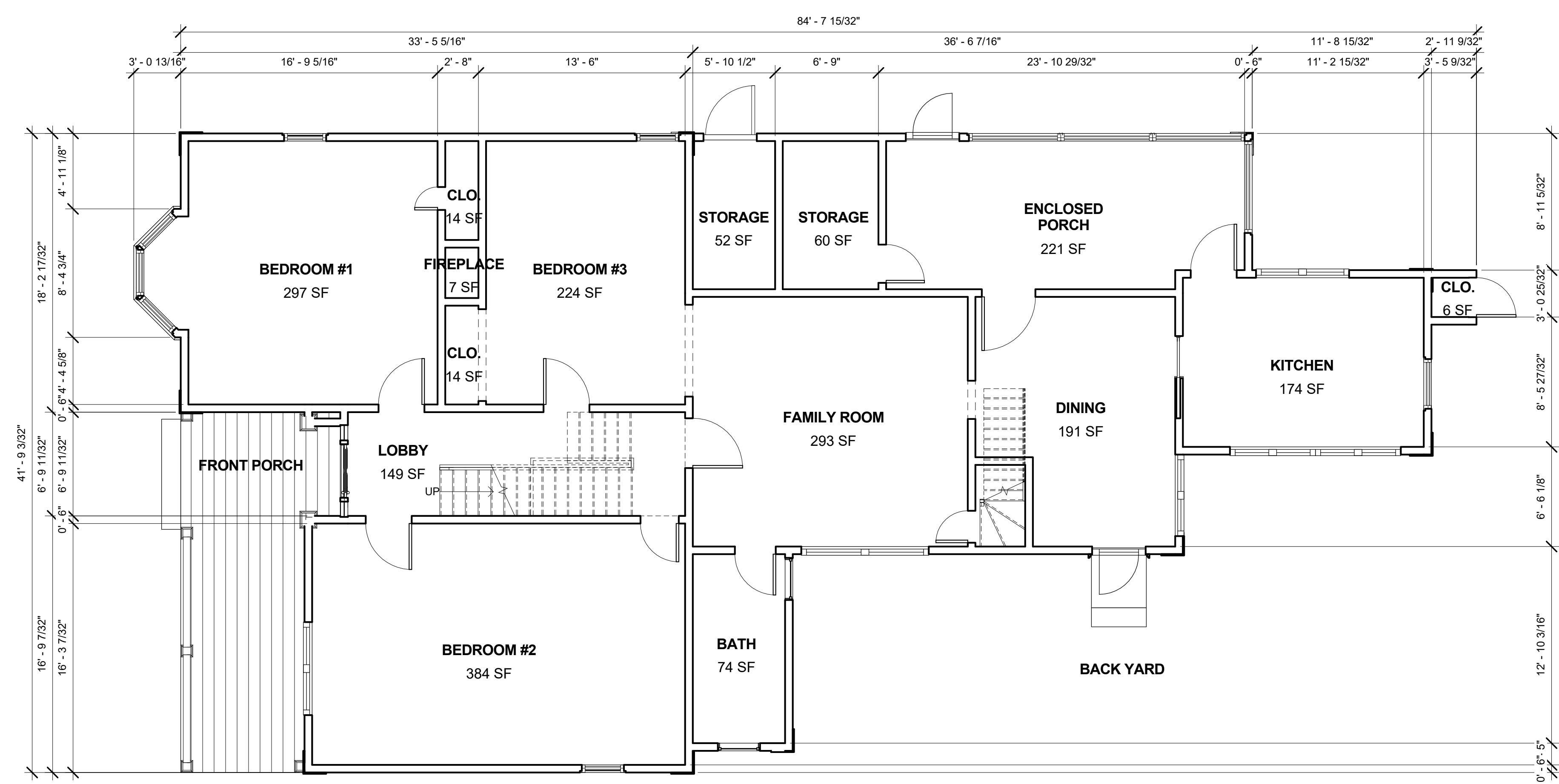
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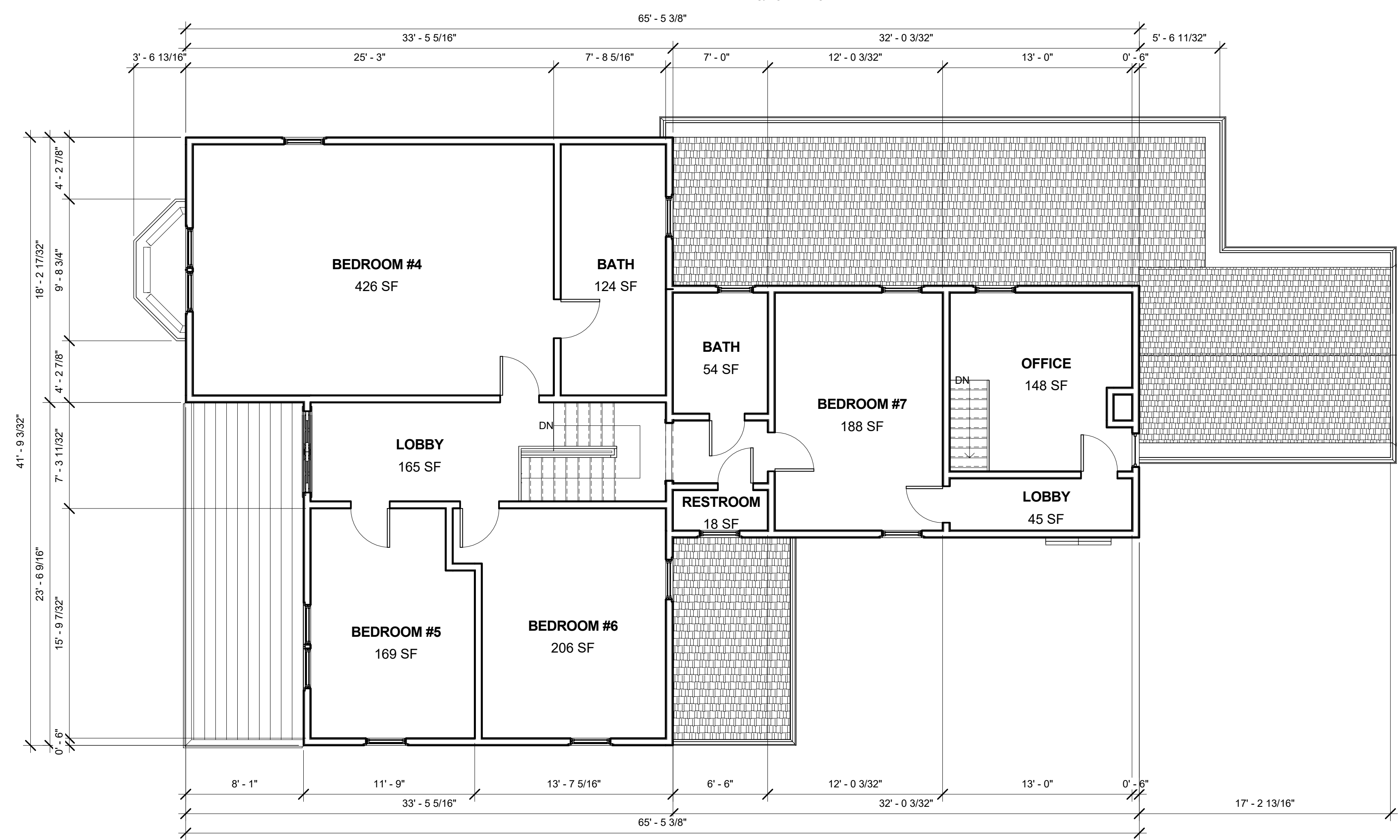
**EXISTING
FLOOR PLANS**

Sheet No.:

A 3.1



1 FIRST FLOOR
3/16" = 1'-0"



2 SECOND FLOOR
3/16" = 1'-0"

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Pine Investment Group
P.O. BOX 3941
LOS ALTOS, CA 94024

Project:
MITZI PLACE
4146 MITZI DRIVE
SAN JOSE, CA 95117

Status:

Stamp:

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Issued Date: 06/21/18

Scale: 3/16" = 1'-0"

Drawn By: Author

Checked By: Checker

Sheet Title:

**EXISTING
ELEVATIONS**

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A 3.2



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Client:

Pine Investment Group

P.O. BOX 3941
ALTOS, CA 94024

LOS

Project:

MITZI PLACE

4146 MITZI DRIVE
JOSE, CA 95117

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Issued Date: 06/28/18

Scale: 3/16" = 1'-0"

Drawn By: MH

Checked By: KBA

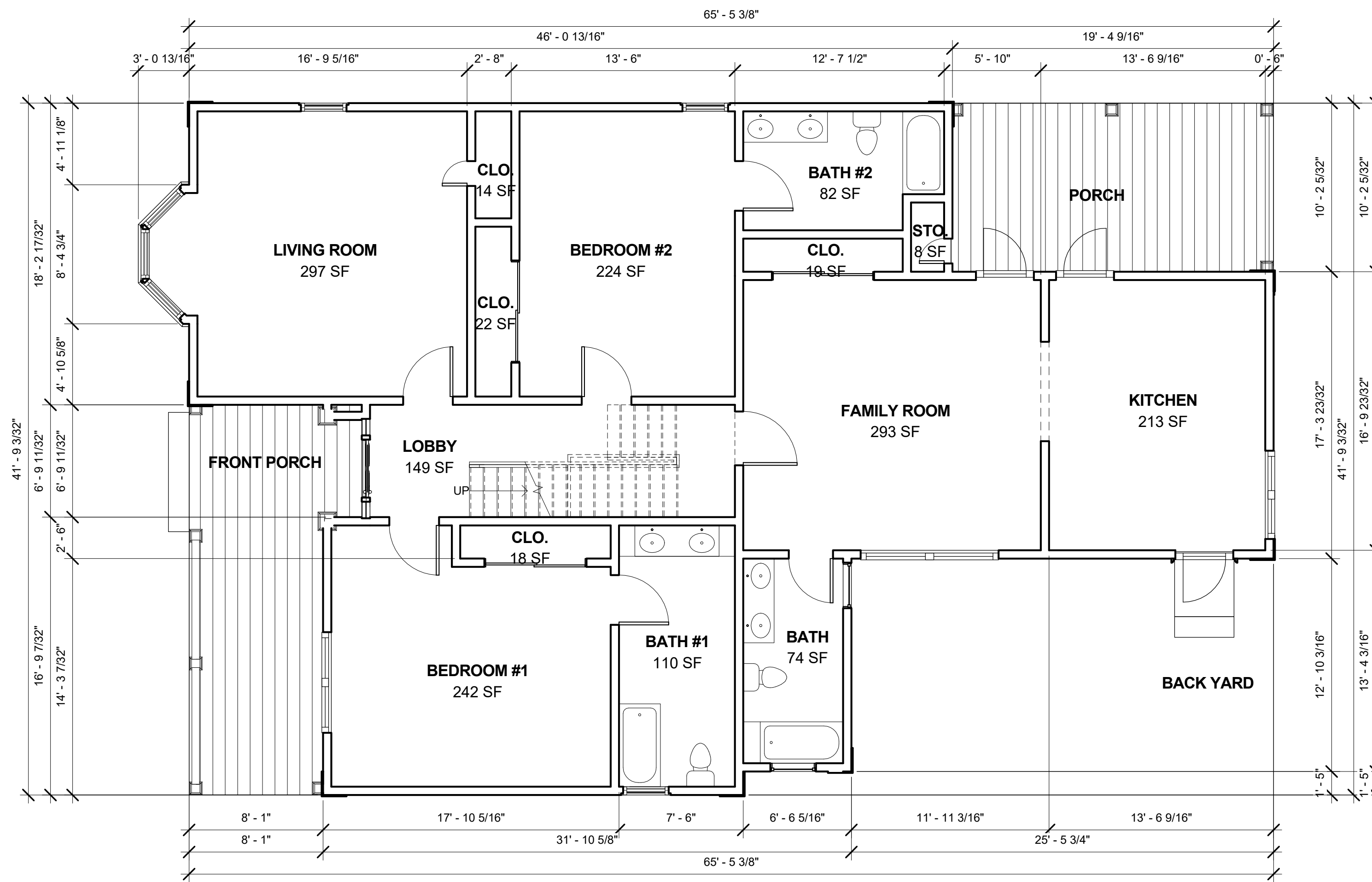
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PROPOSED FLOOR PLANS

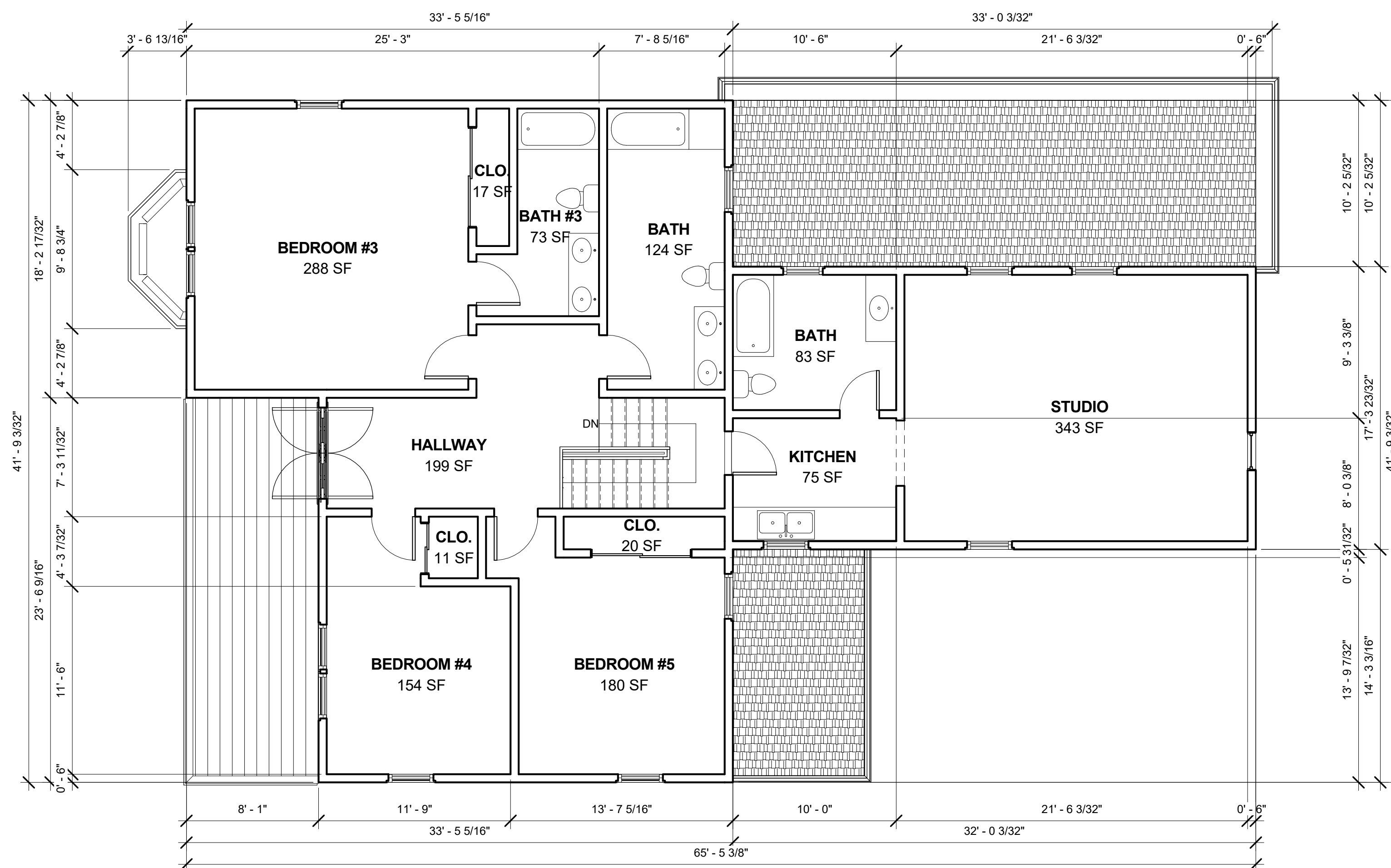
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1 FIRST FLOOR
3/16" = 1'-0"



2 SECOND FLOOR
3/16" = 1'-0"

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4146 MITZI DRIVE
JOSE, CA 95117

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Sheet Title:

**PROPOSED
ELEVATIONS**

Sheet No.:
A 4.2





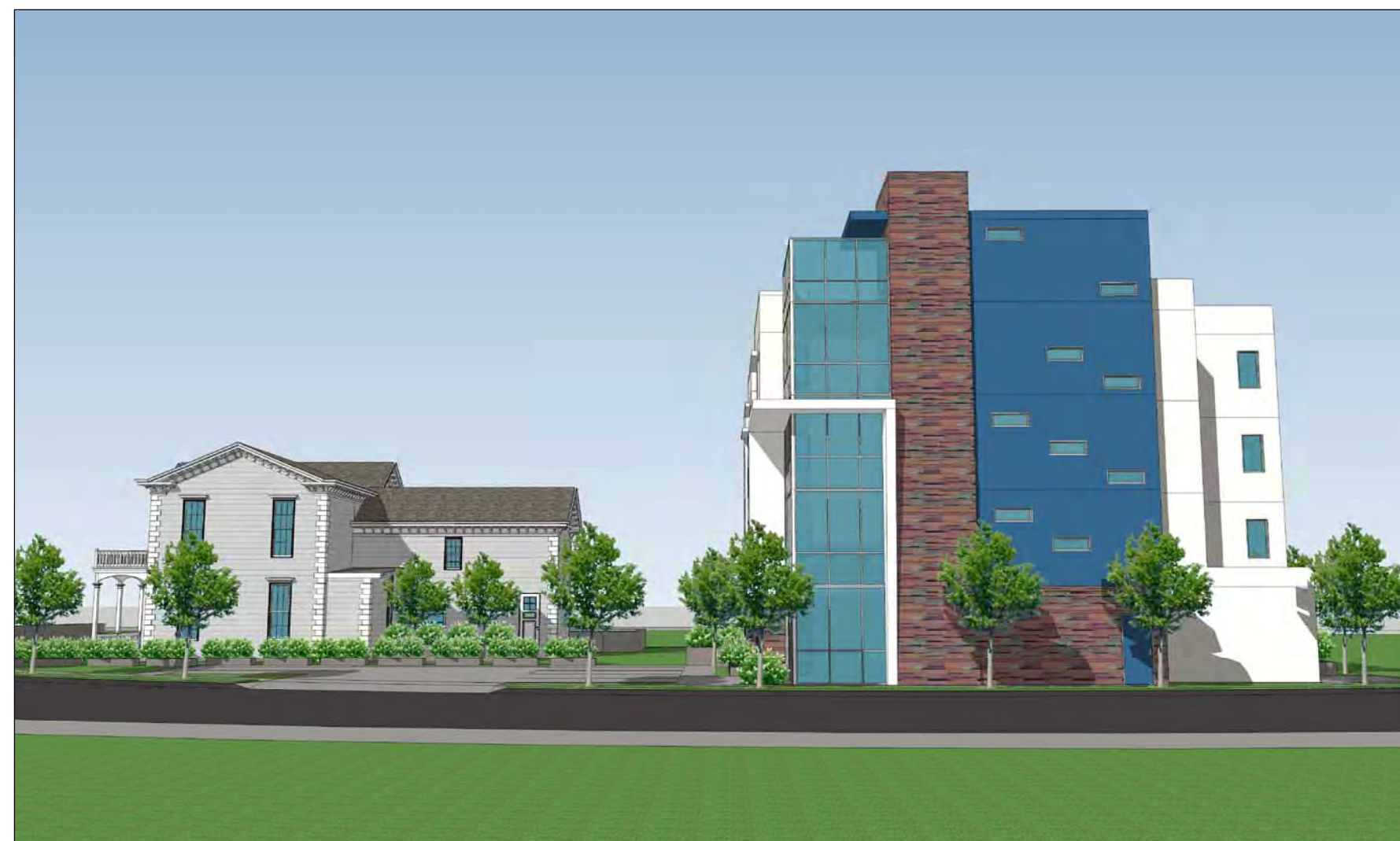
VIEW AT STREET CORNER



AERIAL VIEW AT STREET CORNER



FRONT VIEW



SIDE VIEW FROM RANCHERO DR



REAR VIEW FROM RANCHERO DR



AERIAL VIEW FROM NORTH WEST



SIDE VIEW FROM MITZI

Anderson
Architects Inc.

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

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

www.andarchinc.com

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LOS ALTOS, CA 94024

Project:
MITZI PLACE
4146 MITZI DRIVE
SAN JOSE, CA 95117

Stamp:

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Checked By: KBA

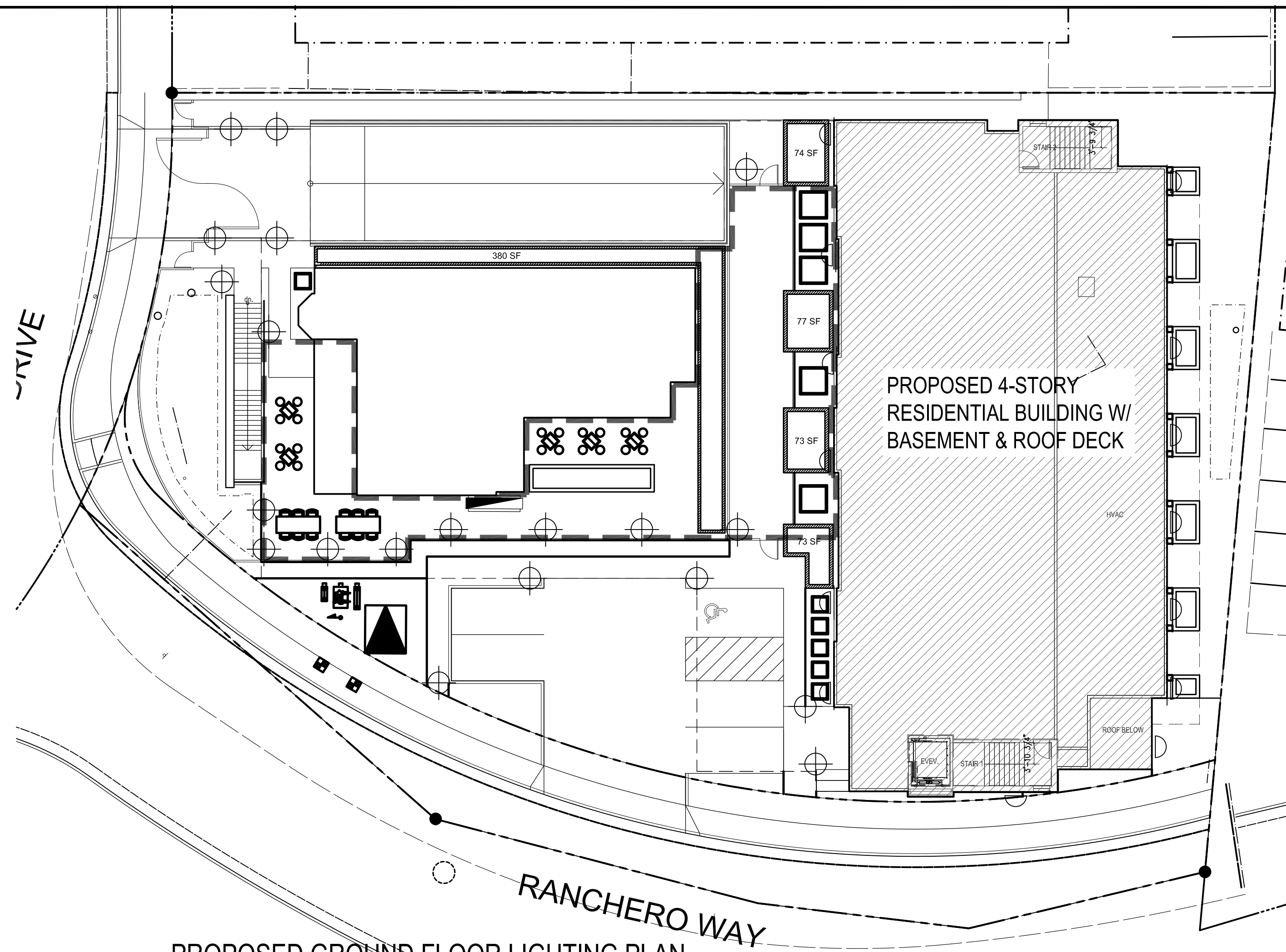
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3D Views

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A5.0

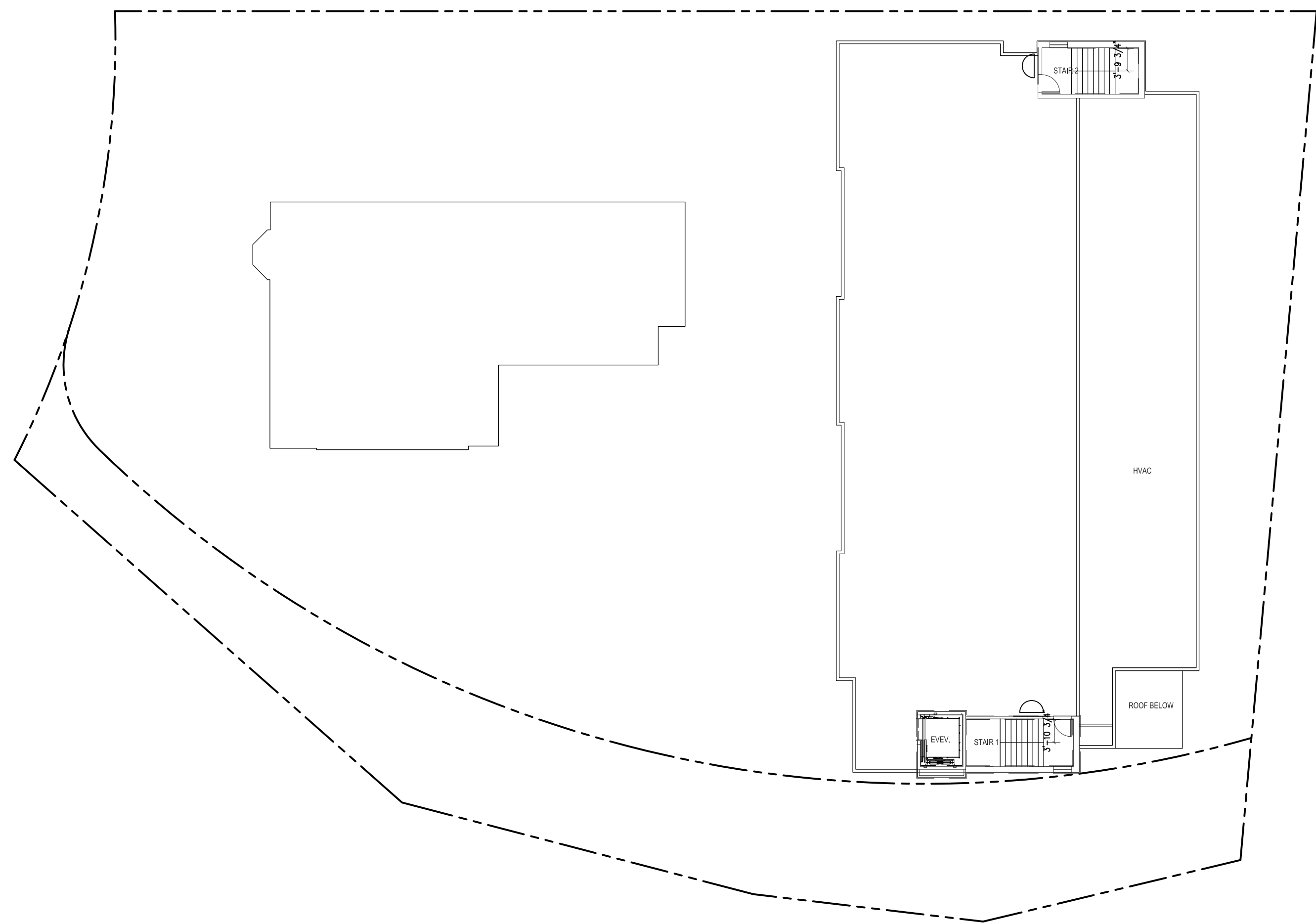
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PROPOSED GROUND FLOOR LIGHTING PLAN

Scale: 1/32"=1'-0"

- LEGEND:
- △ EXTERIOR WALL SCONCE
 - ⊕ EXTERIOR LIGHTING BOLLARD



PROPOSED ROOF DECK LIGHTING PLAN

Scale: 1/32"=1'-0"



EXTERIOR WALL UP / DOWN LED LIGHT



BOLLARD LED LIGHTING

Anderson
Architects INC.

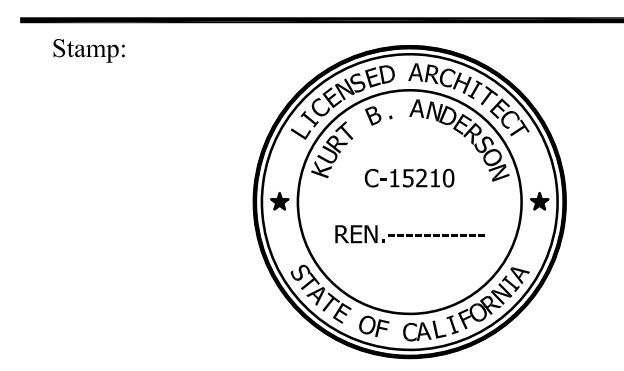
kanderson@andarchinc.com Cell 408.202.5462
120 West Campbell Ave, Suite D Campbell, CA 95008
www.andarchinc.com

Kurt B. Anderson, AIA
Principal
Tel. 408.371.1269
Fax. 408.370.1276

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Client:
ALEXIS GEVORGIAN
AMG & ASSOCIATES, LLC
16633 VENTURA BLVD. SUITE 1014
ENCINO, CA.

Project:
VIRGINIA STUDIO PROJECT
295 E. VIRGINIA STREET, SAN JOSE CA.
SITE DEVELOPMENT PERMIT
H17-019



Client Revisions

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City Revisions

No.	Description	Date
1	Site Development Permit Submittal	03/31/17
2	Site Development Permit Re-Submittal Delta #1	07/25/17
3	Site Development Permit Re-Submittal Delta #2	11/20/17
4	Site Development Permit Re-Submittal Delta #3	02/16/18
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Issue Date: 07-06-15
Scale: 1/16"=1'-0"
Drawn By: ANN
Checked By: KBA

Sheet Title:
Lighting Plans

Sheet No.:
A-6.0

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 LOS ALTOS, CA 94024

Project:
 MITZI PLACE
 4146 MITZI DRIVE
 SAN JOSE, CA 95117

THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects - Land Planners
 181 Greenwich Street
 San Francisco, CA 94111
 T 415 433 4672
 F 415 433 5003



Client Revisions

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City Revisions

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Issue Date: 06-27-2018

Scale: 1"=10'-0"

Drawn By: ML

Checked By: ML

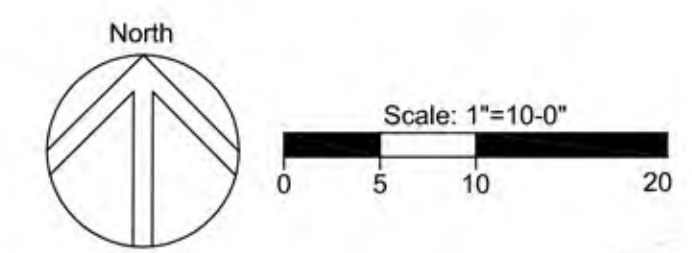
Sheet Title:

SCHEMATIC LANDSCAPE SITE PLAN

Sheet No.:

10.10

File: Job:



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City Revisions

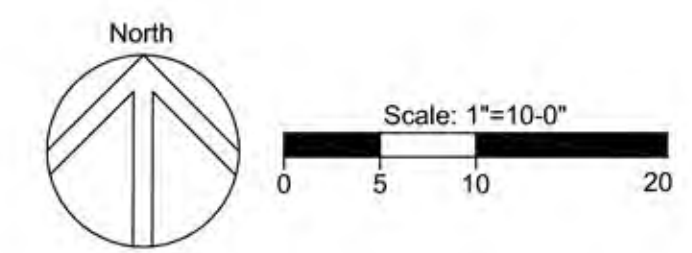
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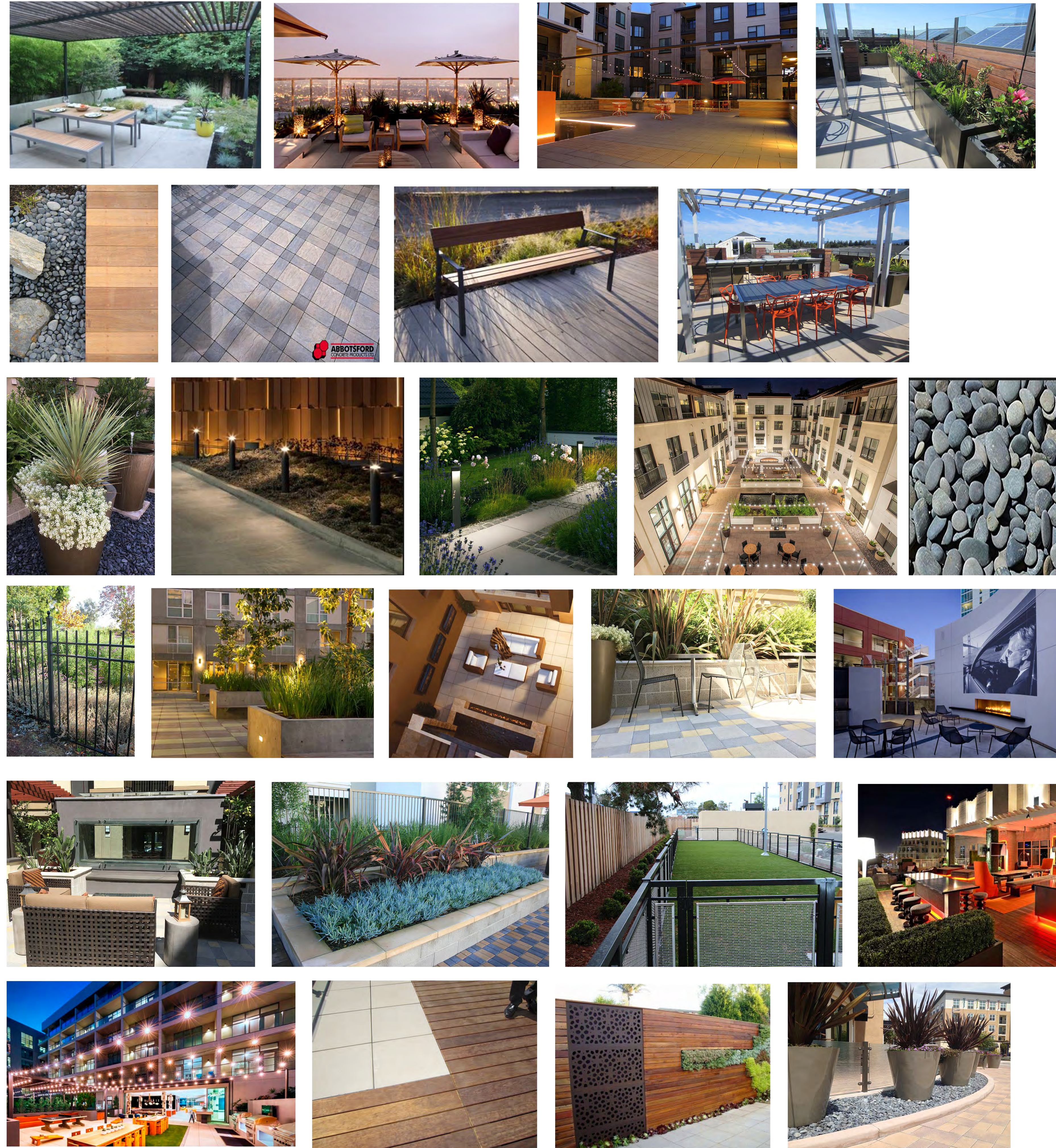
Sheet Title:
**SCHEMATIC
 LANDSCAPE
 ROOF DECK PLAN**

Sheet No:
10.11

File: Job:



LANDSCAPE INSPIRATION IMAGERY



PLANTING IMAGERY



Anderson Architects INC

kanderson@andarchinc.com Cell 408.202.5462
 120 West Campbell Ave. Suite D Campbell, CA 95008

Kurt B. Anderson, AIA Principal
 Tel. 408.371.1269 Fax. 408.370.1276
 www.andarchinc.com

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Stamp:

Client Revisions		
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Issue Date: 06-27-2018
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 Sheet Title:

LANDSCAPE IMAGERY

 Sheet No.:

10.20

 File: Job:

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Client Revisions

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City Revisions

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Issue Date: 06-27-2018

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Drawn By: ML

Checked By: ML

Sheet Title:

IRRIGATION NOTES & DETAILS

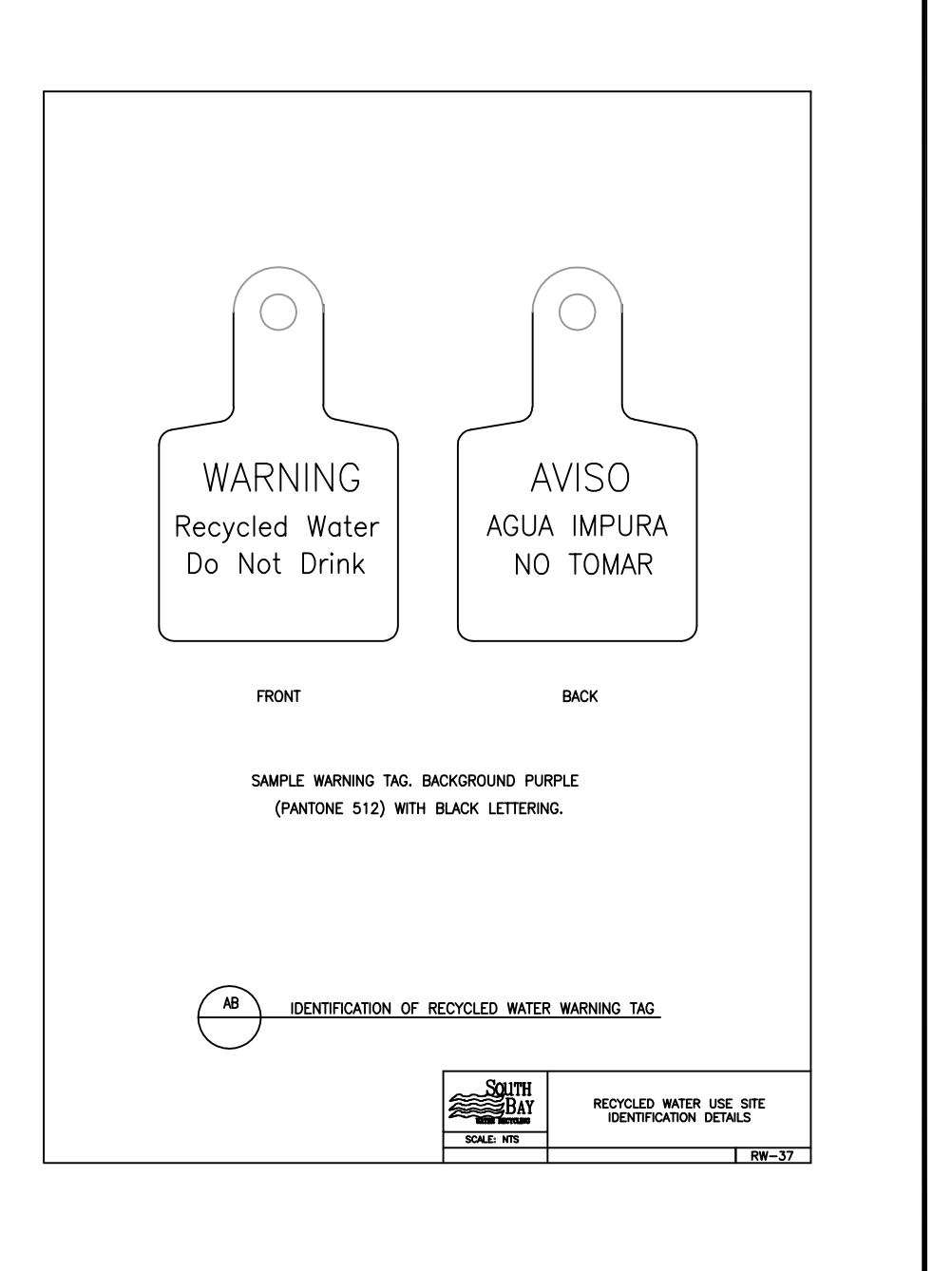
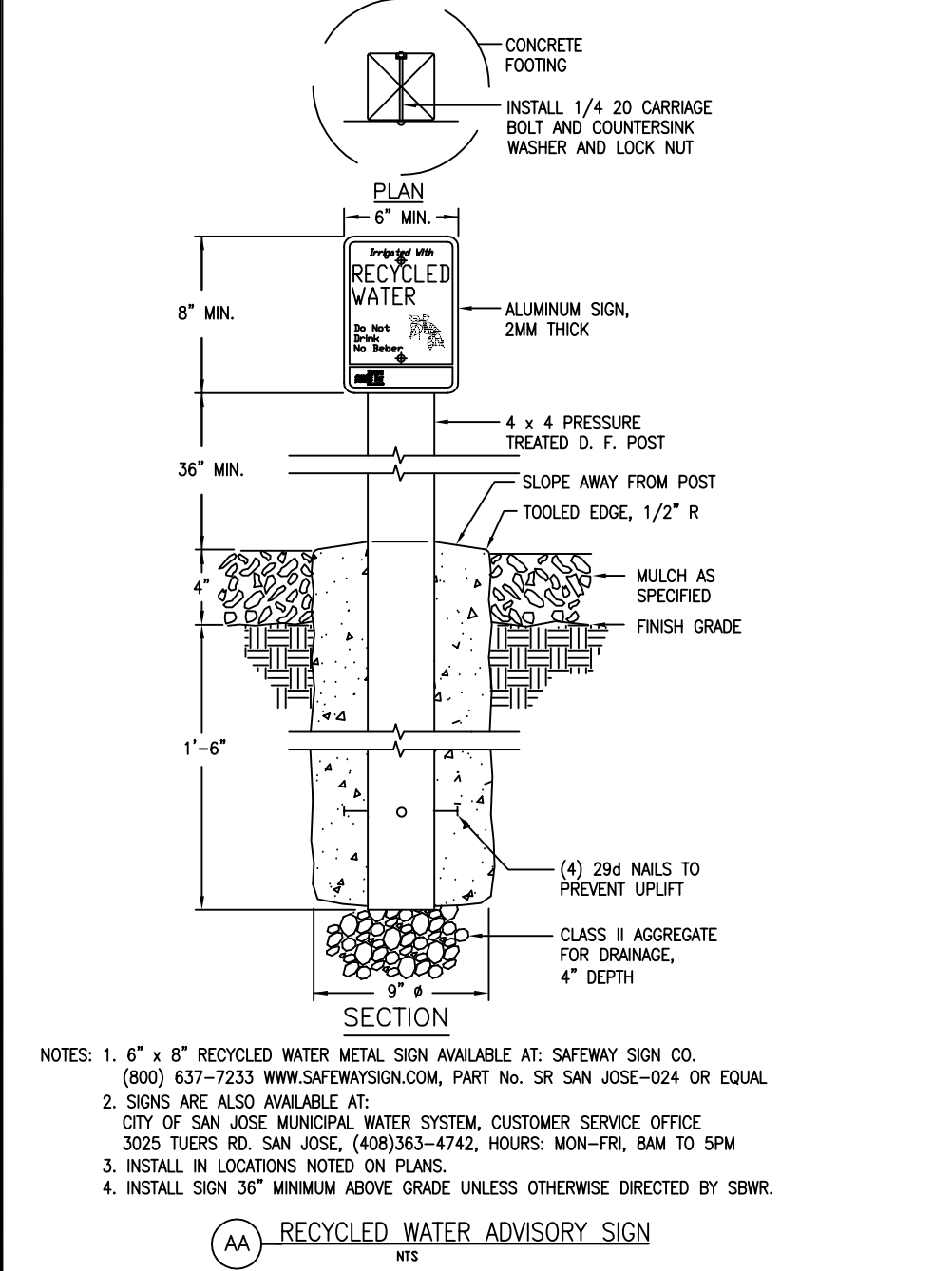
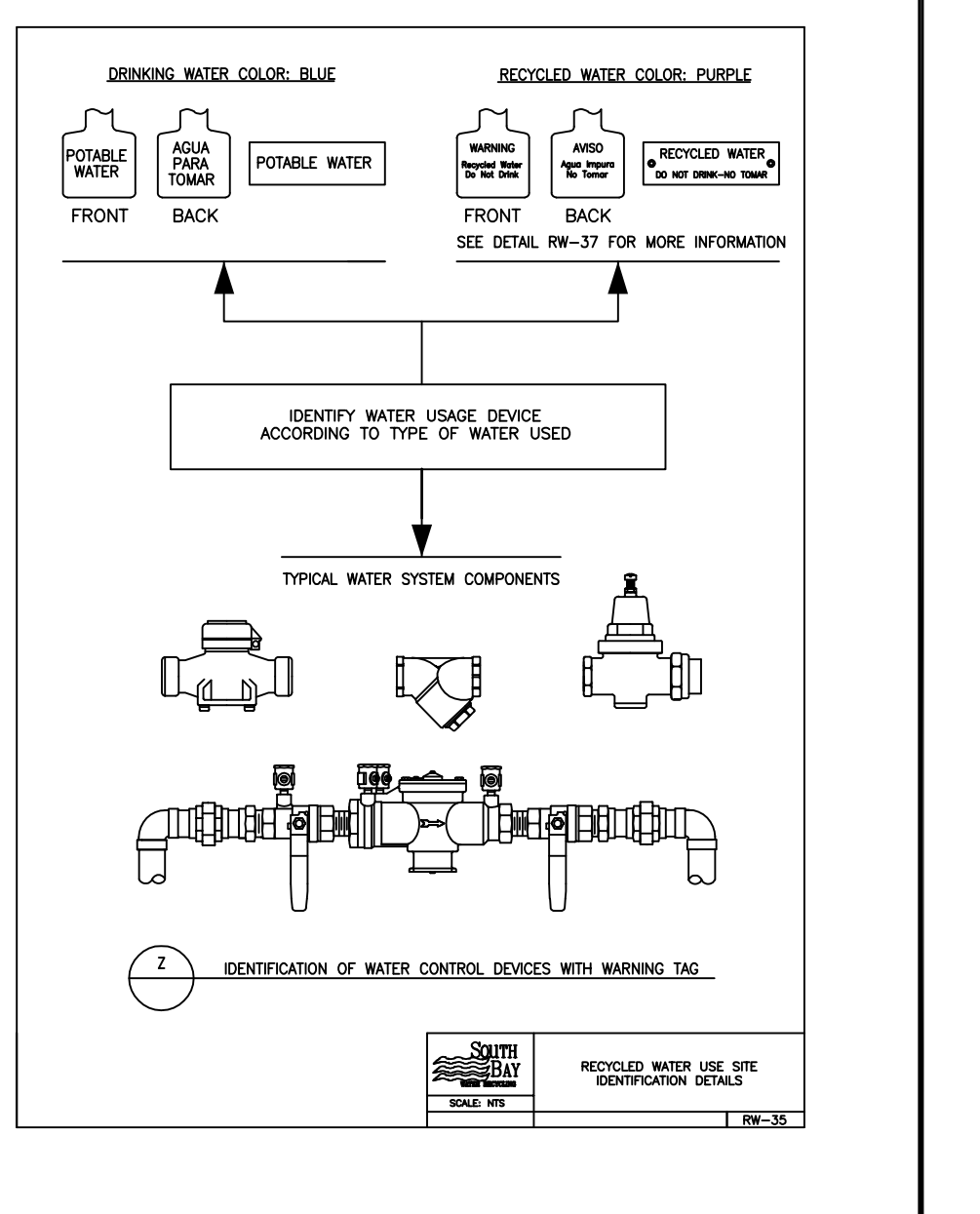
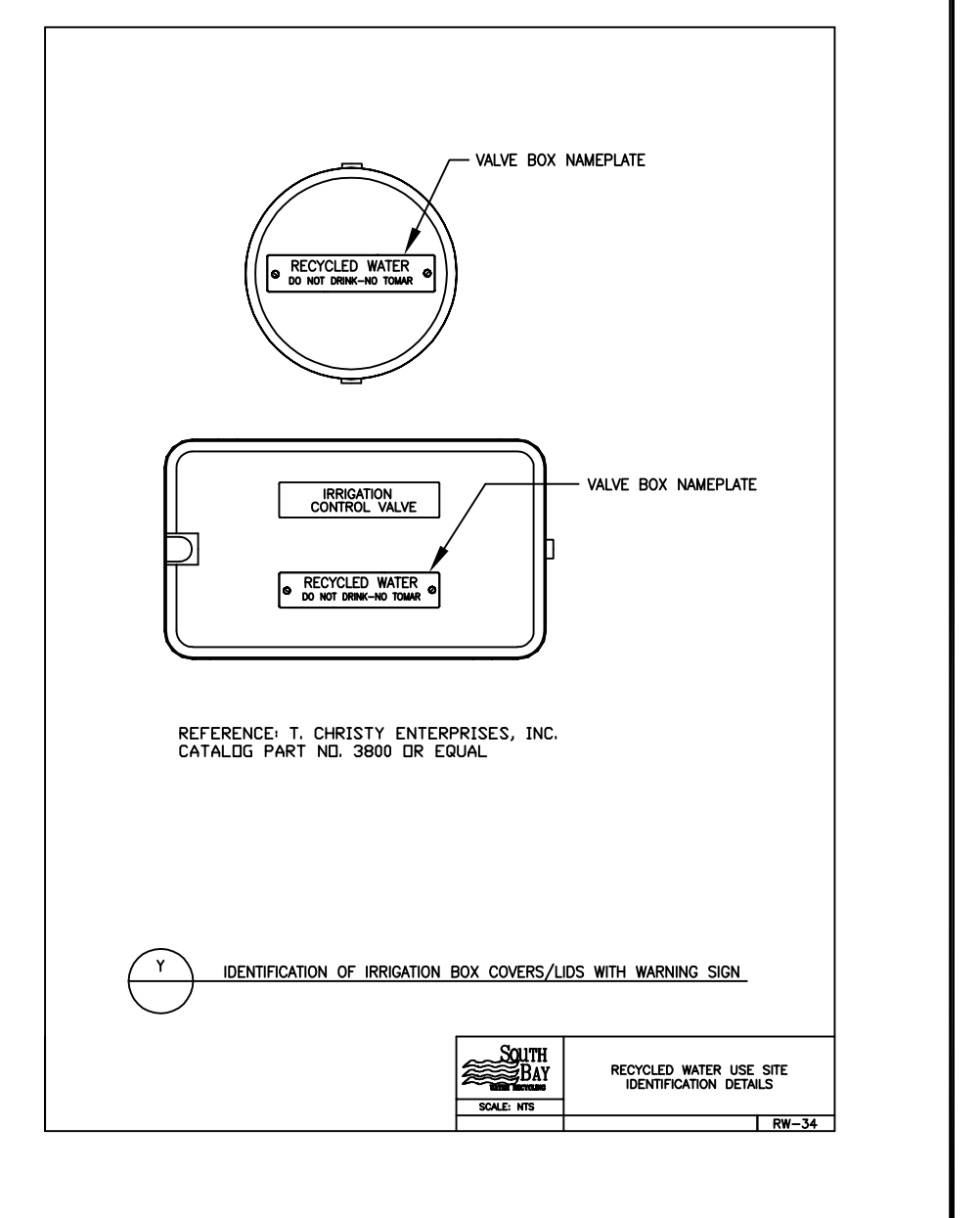
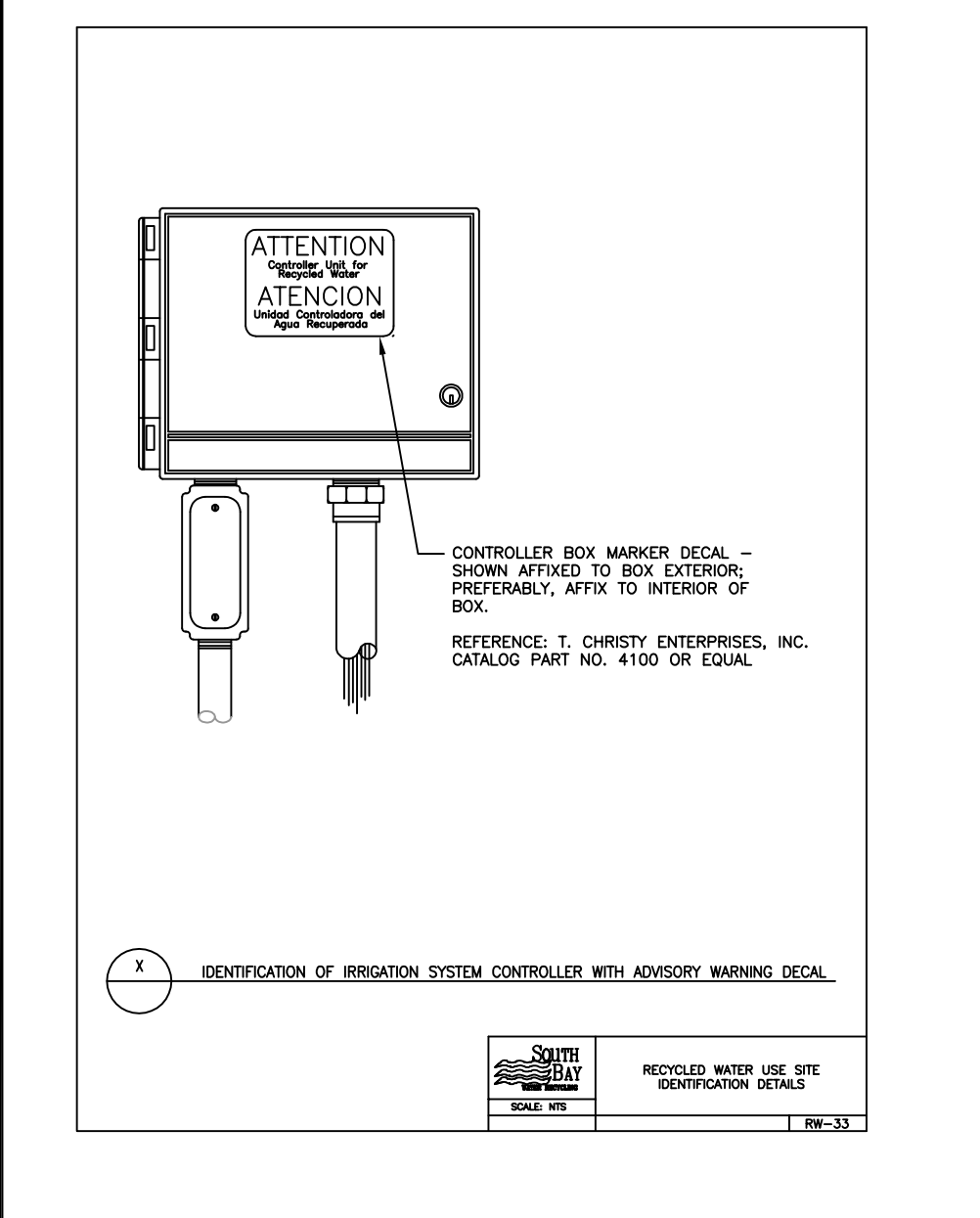
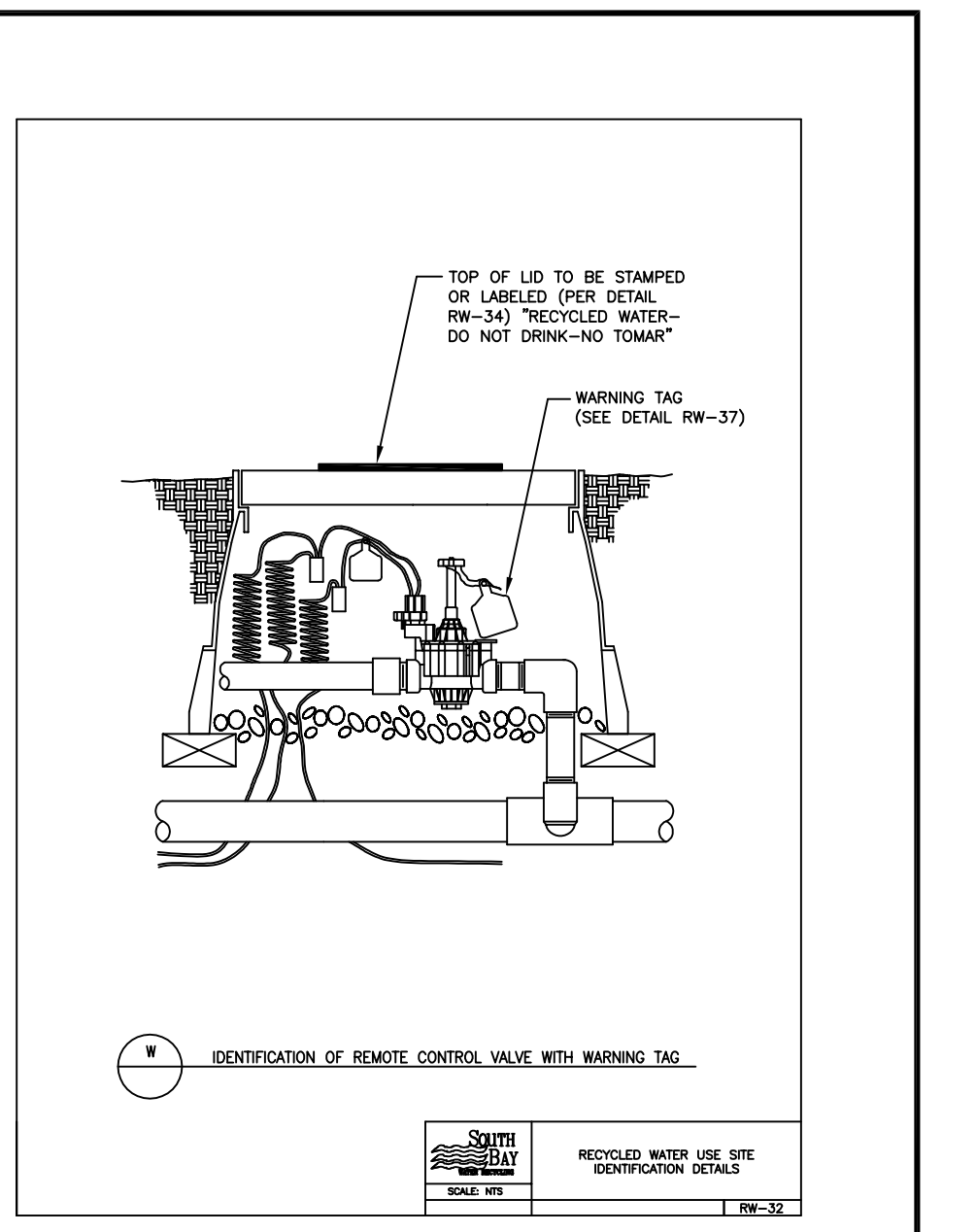
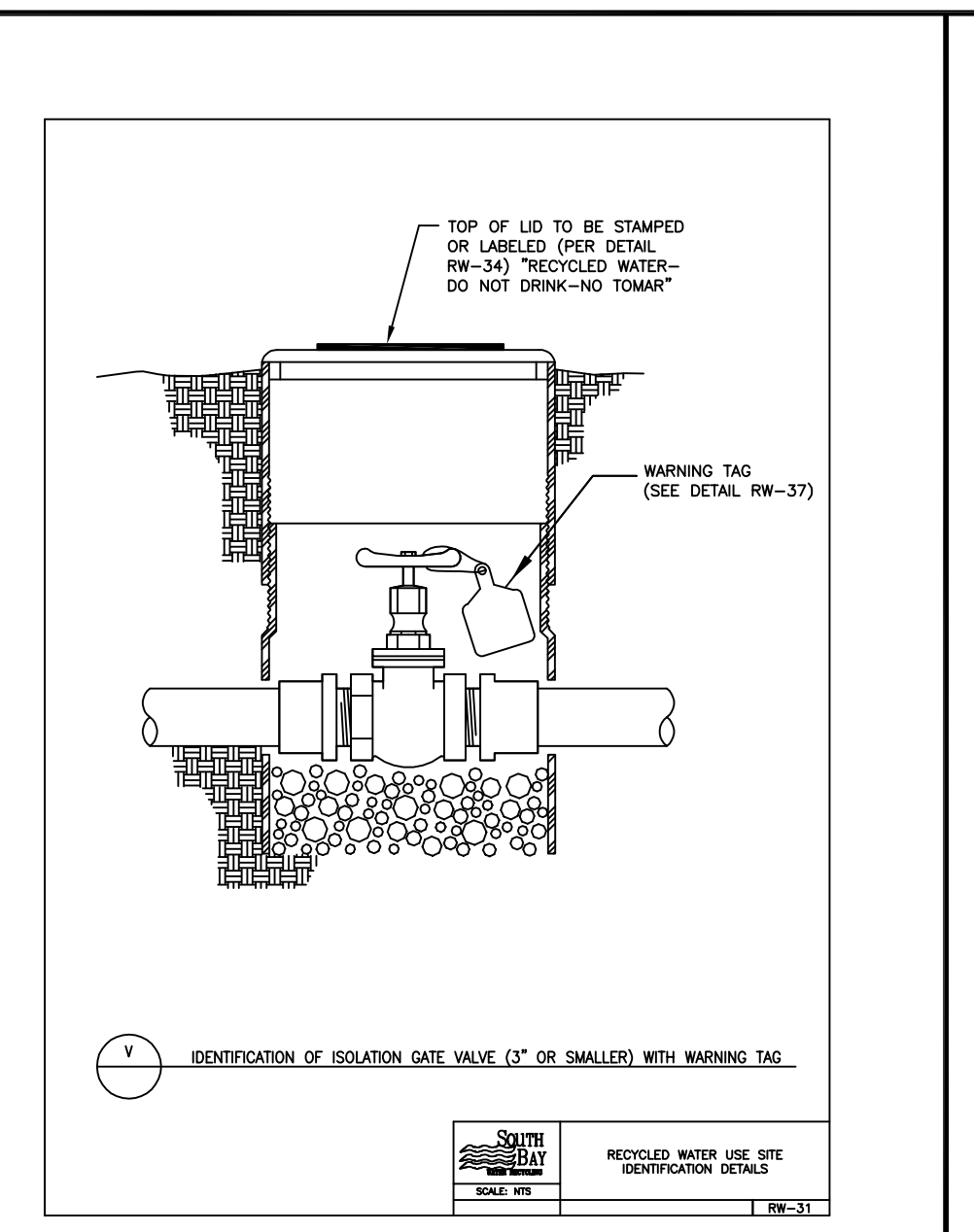
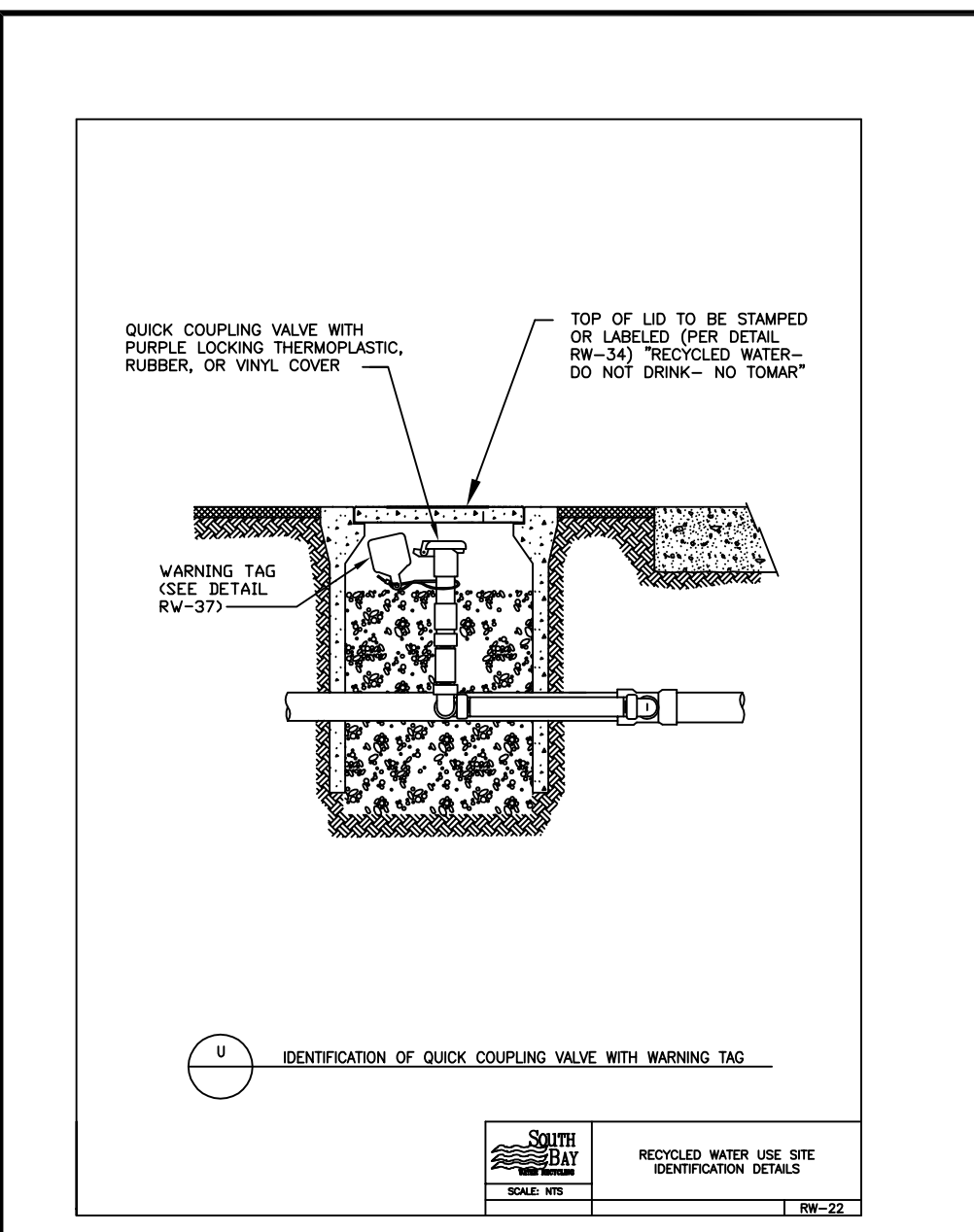
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SOUTH BAY WATER RECYCLING (SBWR) STANDARD NOTES FOR ON-SITE RECYCLED WATER IRRIGATION SYSTEMS:

- PRIOR TO RECEIVING RECYCLED WATER, THE SITE MUST BE PERMITTED BY SOUTH BAY WATER RECYCLING (SBWR) A PERMIT WILL BE GRANTED AFTER:
 - INSPECTION BY SBWR HAS BEEN COMPLETED SHOWING CONFORMANCE WITH SBWR RULES AND REGULATIONS;
 - A FINAL ON-SITE INSPECTION HAS BEEN CONDUCTED TO CONFIRM THAT ALL REQUIREMENTS HAVE BEEN MET;
 - THE CUSTOMER HAS PROVIDED THE SBWR INSPECTOR WITH THE MOST CURRENT BACKFLOW PREVENTION DEVICE TEST REPORTS FOR ALL OF THE SITE'S POTABLE WATER AND FIRE SERVICE CONNECTIONS (AND ANY AUXILIARY WATER SOURCES);
 - SITE HAS PASSED REQUIRED CROSS-CONNECTION TEST PERFORMED BY A CERTIFIED AWWA CROSS-CONNECTION SPECIALIST;
 THE OWNER'S OR TENANT'S REPRESENTATIVE MUST ALSO COMPLETE A SITE SUPERVISOR TRAINING CLASS OFFERED BY SBWR IN ORDER TO RECEIVE A PERMIT. IN THE INTERIM BETWEEN CONNECTION AND TRAINING, THE TENANT OR OWNER WILL RECEIVE A TEMPORARY RECYCLED WATER PERMIT.
 CONTACT SBWR AT (408) 277-3671 FOR FURTHER INFORMATION.
- ALL WORK SHALL CONFORM TO EXISTING REGULATIONS INCLUDING BUT NOT LIMITED TO:
 - SOUTH BAY WATER RECYCLING (SBWR) RULES AND REGULATIONS
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH REGULATIONS
- CHANGES MADE TO THE APPROVED IRRIGATION PLANS SHALL BE SUBMITTED TO SBWR FOR REVIEW AND APPROVAL AT LEAST 2 WEEKS PRIOR TO START OF CONSTRUCTION.
- AT LEAST TWO DAYS PRIOR TO START OF CONSTRUCTION, CONTRACTOR AND SBWR INSPECTOR SHALL HOLD A PRE-CONSTRUCTION MEETING. TO SCHEDULE MEETING, CONTACT SBWR AT (408) 277-3671.
- NOTIFY SBWR INSPECTOR A MINIMUM OF AT LEAST 24 HRS BEFORE WORK BEGINS. SBWR INSPECTOR MUST INSPECT AND/OR VERIFY:
 - PRESENCE OF PROPER BACKFLOW PREVENTION AT ALL POTABLE POINTS OF CONNECTION;
 - NEW UNDERGROUND PIPING (LABELING, CLEARANCES, BURIAL DEPTH, SLEEVING);
 - INSTALLATION OF SIGNS, TAGS, AND CONTROLLER DECKS;
 - REQUIRED TEMPORARY CONNECTION TO POTABLE WATER SERVICE; IN MOST CASES, THE SITE'S IRRIGATION SYSTEM MUST BE CONNECTED TO A TEMPORARY SOURCE OF POTABLE WATER IN ORDER TO CONDUCT REQUIRED CROSS-CONNECTION TEST;
 - SITE PASSED REQUIRED CROSS-CONNECTION TEST PERFORMED BY A CERTIFIED AWWA CROSS-CONNECTION SPECIALIST;
 - NEW METER INSTALLATION - PRIOR TO RECEIVING RECYCLED WATER, SBWR INSPECTOR MUST INSPECT THE DISCONNECTION OF THE SITE'S IRRIGATION SYSTEM FROM THE TEMPORARY POTABLE WATER SUPPLY, AND THEN INSPECT THE CONNECTION OF THE SYSTEM TO THE RECYCLED WATER METER.
- NO CROSS-CONNECTIONS BETWEEN THE POTABLE AND RECYCLED WATER SYSTEMS ARE PERMITTED.
- ALL ON-SITE BURIED RECYCLED WATER PIPING SHALL BE IDENTIFIED BY ONE OF THE FOLLOWING METHODS:
 - USING PURPLE-COLORED PVC PIPE WITH CONTINUOUS WORDING: "CAUTION - RECYCLED WATER" PRINTED ON OPPOSITE SIDES OF THE PIPE. PIPE SHALL BE LAID WITH WORDING FACING UPWARDS;
 - WARNING TAPE WITH A MINIMUM WIDTH OF 3 INCHES READING: "CAUTION - RECYCLED WATER" (IN BLACK OR WHITE LETTERING ON PURPLE BACKGROUND) SHALL RUN CONTINUOUSLY ON TOP OF PIPING AND SHALL BE ATTACHED TO PIPING WITH PLASTIC TAPE BANDED AROUND THE WARNING TAPE AND THE PIPE EVERY 5 FEET ON CENTER;
 - BLUE-COLORED PVC PIPE SHALL NOT BE USED UNLESS THE BLUE COLOR IS COMPLETELY OBSCURED BY ENCASEMENT OF THE PIPE WITH PURPLE POLYETHYLENE WRAP OR OTHER METHODS APPROVED BY SBWR.
- PVC PIPE CONSTANT-PRESSURE MAINLINE PIPING 1 1/2 INCHES AND SMALLER SHALL BE SCHEDULE 40; CONSTANT-PRESSURE MAINLINE PIPING 2 INCHES AND LARGER SHALL BE CLASS 315 OR C900 CLASS 200 OR 144; INTERMITTENT-PRESSURE LATERAL PIPING SHALL BE SCHEDULE 40 OR CLASS 200. COPPER PIPE SHALL BE TYPE K.
- ALL ON-SITE RECYCLED WATER PIPING SHALL BE BURIED TO A MINIMUM DEPTH FROM FINISHED GRADE TO TOP OF PIPE (MINIMUM COVER) OF:
 - PRESSURIZED LINES 3 INCHES AND LARGER 24 INCHES
 - PRESSURIZED LINES 2 1/2 INCHES AND SMALLER 18 INCHES
 - INTERMITTENT-PRESSURE LINES 12 INCHES
- ALL RECYCLED WATER PIPING OTHER THAN PVC PIPING WITH SOLVENT WELDED JOINTS SHALL BE PROTECTED AGAINST MOVEMENT WITH THRUST BLOCKS OR RESTRAINED JOINTS OR OTHER APPROVED METHOD PER SBWR DETAILS.
- MAINTAIN A 10-FOOT HORIZONTAL SEPARATION BETWEEN BURIED PRESSURIZED RECYCLED WATER IRRIGATION PIPING AND BURIED POTABLE WATER PIPING UNLESS OTHERWISE NOTED. AT PIPE CROSSINGS, BURIED PRESSURIZED RECYCLED WATER IRRIGATION PIPING MUST BE 12 INCHES BELOW POTABLE WATER LINES. PRESSURIZED RECYCLED WATER PIPELINES ARE ALLOWED OVER POTABLE WATER PIPELINES WITH A MINIMUM OF 12 INCHES VERTICAL SEPARATION IF A FULL STANDARD PIPE LENGTH IS CENTERED OVER THE CROSSING, OR THE RECYCLED WATER PIPELINE IS INSTALLED IN A PIPE SLEEVE WHICH EXTENDS A MINIMUM OF 10 FEET ON EITHER SIDE OF THE POTABLE WATER PIPING. INTERMITTENTLY PRESSURIZED IRRIGATION LATERALS MAY BE LOCATED A MINIMUM OF 12 INCHES ABOVE POTABLE WATER PIPELINES WITHOUT SLEEVING.
- ALL RECYCLED WATER SYSTEM REMOTE CONTROL VALVES, ISOLATION VALVES, QUICK COUPLING VALVES, STRAINERS, AND PRESSURE REDUCING VALVES SHALL BE INSTALLED BELOW GRADE IN VALVE BOXES. GREEN, BLACK, OR PURPLE-COLORED BOXES AND LIDS ARE ACCEPTABLE. VALVE BOXES SHALL HAVE A WARNING LABEL OR NAMEPLATE PERMANENTLY MOLDED INTO OR ATTACHED ONTO THE LID WITH RIVETS, SCREWS, OR BOLTS. WARNING LABELS SHALL BE PER SBWR STANDARD DETAILS.
- QUICK COUPLING VALVES SHALL HAVE PURPLE COVERS AND SHALL BE PER SBWR STANDARD DETAILS.
- NO HOSE BIBS ARE ALLOWED ON THE RECYCLED WATER IRRIGATION SYSTEM. ANY EXTERIOR HOSE BIBS SERVED WITH POTABLE WATER MUST BE LABELED PER SBWR STANDARD DETAILS.
- ALL RECYCLED WATER METERS, DEVICES, AND VALVES - E.G. ISOLATION VALVES, IRRIGATION CONTROLLERS, REMOTE CONTROL VALVES, PRESSURE REDUCING VALVES, QUICK COUPLING VALVES, FLOW SENSORS, ETC. - SHALL BE TAGGED PER SBWR STANDARD DETAILS.
- LABEL ALL POTABLE WATER METERS AND ABOVE GROUND POTABLE WATER PIPES/ DEVICES (BACKFLOW PREVENTERS, HOSE BIBS, ETC.) WITH TAGS OR LABELS READING: "POTABLE WATER" IN BLACK LETTERS ON BLUE BACKGROUND, PER SBWR DETAILS.
- ALL RECYCLED WATER IRRIGATION SYSTEMS SHALL HAVE THE FOLLOWING:
 - A WYE STRAINER (WITH A 20-MESH OR FINER SCREEN) INSTALLED AS CLOSE AS PRACTICABLE TO THE RECYCLED WATER METER BOX.
 - A PRESSURE REDUCING VALVE INSTALLED IMMEDIATELY DOWNSTREAM OF THE STRAINER (UNLESS OTHERWISE DIRECTED BY SBWR).
 - THESE COMPONENTS SHALL BE INSTALLED WITH ISOLATION VALVES TO FACILITATE MAINTENANCE.
- RECYCLED WATER ADVISORY SIGNS SHALL BE PER SBWR STANDARD DETAILS AND SHALL BE POSTED PER LOCATIONS SHOWN ON IRRIGATION PLANS.
- INSTALLATION OF DIRECT INJECTION SYSTEMS ON THE RECYCLED WATER IRRIGATION SYSTEM IS NOT PERMITTED.
- NO DRINKING FOUNTAINS OR EATING AREAS ARE ALLOWED IN THE APPROVED RECYCLED WATER USE AREA UNLESS ADEQUATELY PROTECTED FROM OVERSPRAY.
- ALL RECYCLED WATER METERS WILL BE SET BY THE LOCAL WATER UTILITY AFTER:
 - THE SITE'S OWNER, DEVELOPER, OR CONTRACTOR HAS APPLIED FOR RECYCLED WATER SERVICE WITH THE LOCAL WATER UTILITY, THE WATER SERVICE AGREEMENT HAS BEEN APPROVED, AND ALL APPLICABLE FEES HAVE BEEN PAID.
 - THE WATER UTILITY HAS RECEIVED AUTHORIZATION FROM SBWR TO SET RECYCLED WATER METERS.
- NO OVERSPRAY OR RUNOFF OF RECYCLED WATER IS ALLOWED ON ANY NON-APPROVED USE AREA. PONDING OF RECYCLED WATER DUE TO IRRIGATION IS NOT ALLOWED IN ANY AREA. UPON RECEIVING RECYCLED WATER, THE ON-SITE RECYCLED WATER IRRIGATION SYSTEM MUST PASS A COVERAGE TEST PERFORMED BY SBWR INSPECTOR.
- CONTRACTOR SHALL SUBMIT AS-BUILT IRRIGATION PLANS TO SBWR.



Maximum Applied Water Allowance Calculations for New and Rehabilitated Landscapes

	San Jose	Name of City
ETo of City from Appendix A	45.30	ETo (inches/year)
Enter total landscape including SLA	41,000	LA (ft2)
Enter Special Landscape Area	0.00	SLA (ft2)
Results:		
MAWA = (ETo) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]	806,183	Gallons
	107,771	Cubic Feet
	1,078	HCF
	2.47	Acre-feet
	0.81	Millions of Gallons

MAWA calculation incorporating Effective Precipitation (Optional)

	San Jose	Name of City
ETo of City from Appendix A	45.30	ETo (inches/year)
Landscape Area	41,000	LA (ft2)
Special Landscape Area	0.00	SLA (ft2)
Enter Effective Precipitation	3.40	Eppt (in/yr)
Results:		
MAWA=(ETo - Eppt) x (0.62) x [(0.7 x LA)+(0.3 x SLA)]	745,569	Gallons
	99,668	Cubic Feet
	997	HCF
	2.29	Acre-feet
	0.75	Millions of Gallons

Above is a sample MAWA calculation sheet - Actual values to be determined at a later date.

California Department of Public Health Date
 South Bay Water Recycling Date

NOTES: 1. 6" x 8" RECYCLED WATER METAL SIGN AVAILABLE AT: SAFEMAN SIGN CO. (800) 637-7233 WWW.SAFEMANSIGN.COM, PART NO. SR SAN JOSE-024 OR EQUAL.
 2. SIGNS ARE ALSO AVAILABLE AT:
 CITY OF SAN JOSE MUNICIPAL WATER SYSTEM, CUSTOMER SERVICE OFFICE
 3025 TUIERS RD. SAN JOSE, (408)363-4742, HOURS: MON-FRI, 8AM TO 5PM
 3. INSTALL IN LOCATIONS NOTED ON PLANS.
 4. INSTALL SIGN 3/4" MINIMUM ABOVE GRADE UNLESS OTHERWISE DIRECTED BY SBWR.

The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:
 Pine Investment Group
 P.O. BOX 3941
 LOS ALTOS, CA 94024

Project:
 MITZI PLACE
 4146 MITZI DRIVE
 SAN JOSE, CA 95117

THE GUZZARDO PARTNERSHIP INC.
 Landscape Architects - Land Planners
 181 Greenwich Street
 San Francisco, CA 94111
 T 415 433 4672 F 415 433 5003



Client Revisions

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

City Revisions

No.	Description	Date
1		
2		
3		
4		
5		
6		
7		
8		

Issue Date: 06-27-2018

Scale: 1"=10'-0"

Drawn By: ML

Checked By: ML

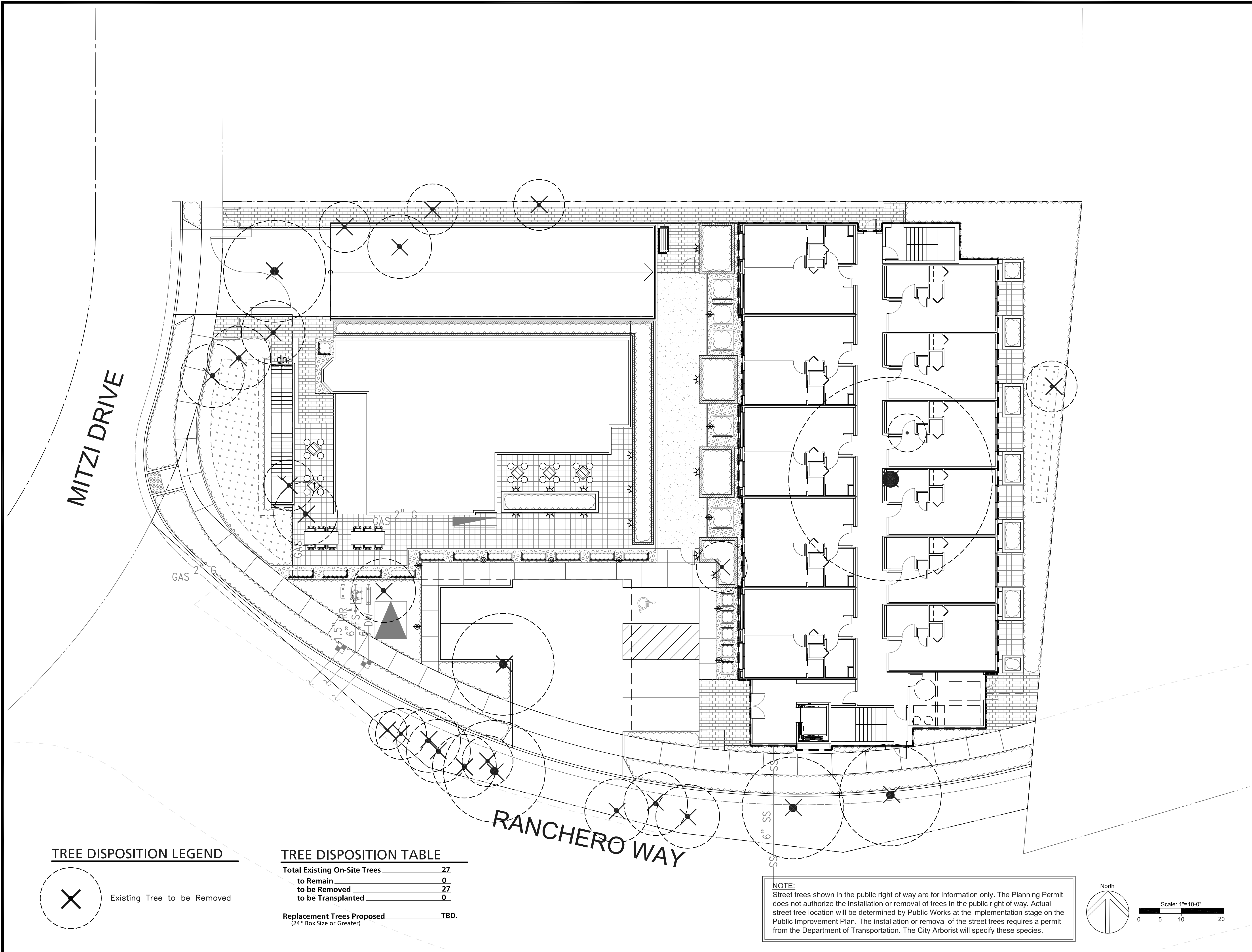
Sheet Title:

PRELIMINARY TREE DISPOSITION PLAN

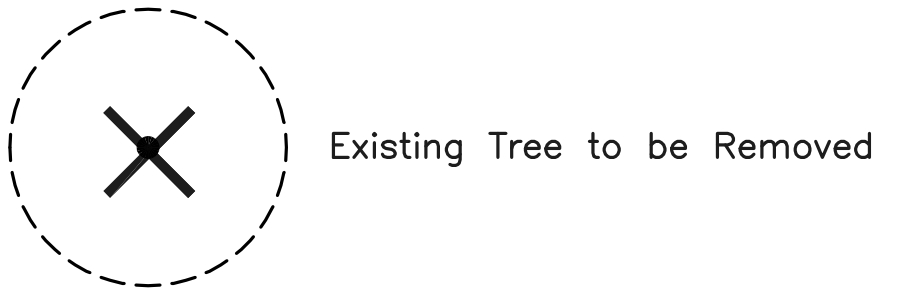
Sheet No.:

10.40

File: Job:



TREE DISPOSITION LEGEND



TREE DISPOSITION TABLE

Total Existing On-Site Trees	27
to Remain	0
to be Removed	27
to be Transplanted	0
Replacement Trees Proposed (24" Box Size or Greater)	TBD.

NOTE:
 Street trees shown in the public right of way are for information only. The Planning Permit does not authorize the installation or removal of trees in the public right of way. Actual street tree location will be determined by Public Works at the implementation 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 these species.

