



HISTORIC PRESERVATION BOARD AGENDA

City of Campbell, 70 North First Street, Campbell, California

Regular Meeting of the Historic Preservation Board

Wednesday, May 25, 2016, 4:00 p.m.
City Council Chambers, 70 N. First Street, Campbell

CALL TO ORDER

Chairperson Hernandez

ROLL CALL

MINUTES

1. Approval of Minutes for Meeting of April 27, 2016 (**Attached**)

ORAL COMMUNICATIONS

This is the point on the agenda where members of the public may address the Board on items of concern to the Community that are not listed on the agenda.

NEW BUSINESS

1. 96 E. Rincon. Determination that property located at 96 E. Rincon Avenue is ineligible for listing on the Campbell Historic Resource Inventory (HRI) and not a Historic Resource under the California Environmental Quality Act (CEQA).
 - ❖ Planner: Daniel Fama
 - ❖ Attachments: *Historic Evaluation Report*
2. Cambrian and Kennedy Tract area. Vice Chair Blake would like the HPB to agendize a future tour / windshield survey of the Cambrian 36 area that was annexed into the City in 2012 and the Kennedy Tract / "4-C's" neighborhood (Cherry, California, El Caminito, Catalpa Lane) to determine if there are any "potential" historic resources worth preserving. Additionally, there may be some candidate trees for inclusion on the Heritage Tree inventory.
3. 207 E. Rincon. Informational only. The owner will be painting this HRI property with historic colors. Staff will present the color palate at the meeting.

PUBLIC HEARING

1. 305 & 307 Orchard City Drive (previously 93 S. Central Avenue): Application (Habitec Architecture and Design) for an exterior remodel of the *George Hyde Co. Sunsweet Growers* building (Landmark property) as well as associated on-site and off-site improvements and a Tree Removal Permit. **VOTE**
 - ❖ Planner: Stephen Rose
 - ❖ Attachments: *Project Plans & Design Packet, Consulting Architect Review, Project Summary*

OLD BUSINESS

1. Brochures: Board Members Moore and Walter will provide an update on the brochures.
2. Historic home tour/Mobile app: Continue discussion of planning a historic (virtual) home tour and mobile app.
3. Historic Preservation Ordinance (Chapter 21.33): Continue discussion to update the City's Historic Preservation Ordinance. *Pursuant to the CLG Agreement, OHP must have the opportunity to review and comment on ordinance changes prior to adoption. Changes that do not meet the CLG requirements could affect certification status.*

Opt-in / Op-out procedures: May 3rd City Council meeting outcome

FUTURE AGENDA ITEMS

1. 209 Railway (TBD)

HPB MEMBER / STAFF ANNOUNCEMENTS / COMMUNICATIONS

1. Training:
2. General Plan Update:
3. Historic Preservation Month: Farmer's market booth May 29th.

ADJOURNMENT

Adjourn to the next regular meeting (4th Wednesday) to be held on **June 22, 2015**, at 4:00 p.m., City Council Chambers, 70 North First Street, Campbell, California.

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact Corinne Shin at the Community Development Department, at corinnes@cityofcampbell.com or (408) 866-2140.



HISTORIC PRESERVATION BOARD REGULAR MEETING

MINUTES

4:00 p.m. - Wednesday
City Council Chambers

APRIL 27, 2016

CALL TO ORDER

Acting Chair Blake called the Historic Preservation Board Regular Meeting of Wednesday, April 27, 2016, to order at 4:06 p.m. in the City Council Chambers, located at 70 North First Street, Campbell, California, and the following proceedings were had to wit.

ROLL CALL

Board Members Present:

Susan Blake, Vice Chair (Acting Chair)
Todd Walter
Laura Taylor Moore
Dawn Anderson

Board Members Absent:

JoElle Hernandez, Chair

Staff Members Present:

Daniel Fama, Associate Planner
Cindy McCormick, Senior Planner
Paul Kermoyan, Community Development Director

APPROVAL OF MINUTES

1. Board Member Anderson made a motion to approve the Regular Meeting Minutes of March 23, 2016. Board Member Moore seconded. **Motion Passed 4-0-1** (Hernandez absent)

NON-AGENDIZED ORAL COMMUNICATIONS

None

PUBLIC HEARING

None

NEW BUSINESS

1. Del Grande Sign. Vice Chair Blake stated that a member of the public had posted information about the Del Grande monument sign on *NextDoor.com* and received a positive response to saving it. Vice Chair Blake contacted the Historical Museum who will consider ideas to save it. A member of the public, Monica Isabel, who lives on Gilman Ave also spoke at the HPB meeting, stating that the fluorescent sign is beautiful when turned on and she hopes that it is not torn down. She referenced a historic laundry mat sign in Willow Glen that now advertises *The Table* restaurant. She thought the Del Grande sign could say "Welcome to Campbell".

Community Development Director Kermoyan pointed out that preservation of the sign was not called out in the East Campbell Avenue Master Plan which could imply that its preservation was not viewed as important. Director Kermoyan invited the HPB to the upcoming May 3rd study session for the conceptual site development review of the Del Grande property to voice their opinion if the HPB's goal is to preserve the sign.

2. 400 E. Campbell Ave. Staff Planner Daniel Fama provided an update to the proposed modifications of the *Growers National Bank* building that were reviewed by the HPB on 8/19/15. The applicant, Larry Schaadt, described the changes which include reducing the size of the entry door to be closer in size to the historic door; constructing the entry door with wood instead of metal in order to more easily trim it out in a manner that is more representative of the historic door; restoring the trim piece around the entry door; using terracotta and marble materials to replace damaged sections of the building's exterior cladding; and installing a brass finish Fire Department connection (FDC) fitting.

After some discussion of the benefits of using wood versus metal for the entry door; the placement of the trim piece that starts above the entry door and then wraps around the sides of the entry door; and whether or not to recess the entry door, the HPB voted on the proposed modifications.

Board Member Moore made a motion to approve the exterior alterations of the *Growers National Bank* building as described in the submitted plans and as modified by the HPB. Board Member Walter seconded. **Motion Passed 3-0-2** (Hernandez absent, Anderson abstained)

OLD BUSINESS

1. Brochures: Board Members Moore and Walter provided the HPB with a draft copy on the brochure. A question before the HPB is whether to design the brochure themselves or hire a graphic designer. Board member Walter asked the other board members send any edits of the draft to Cindy which will then be forwarded to Board Members Moore and Walter.
2. Historic Home Tour / Mobile app: The HPB continued their discussion of creating a mobile application with the Museum. Some members recently attended a conference on the subject. Vice Chair Blake indicated that there may be grant money available to help fund the app. Board Member Anderson also noted that a virtual tour is preferred to a walking tour due to potential liability issues.
3. Historic Preservation Ordinance (Chapter 21.33): Staff Planner Cindy McCormick provided an update on the City Council meeting to discuss the HRI opt-in / Opt-out procedures. The meeting will be held on May 3rd.

FUTURE AGENDA ITEMS

None

HPB MEMBER / STAFF ANNOUNCEMENTS / COMMUNICATIONS

1. 209 Railway. Director Kermoyan is still encouraging the Public Works Director and City Manager to consider selecting this site for City Park designation, however there is not currently a process in place to do so.
2. Training: In April, two HPB members (Blake/Anderson) attended a workshop and one HPB member (Moore) attended an all-day conference on historic preservation topics. The workshop discussion on “demolition by neglect” will inform the HPB’s update of the Historic Preservation Ordinance (e.g., maintenance standards). Vice Chair Blake also obtained some ideas for historic incentives such as low-interest loans, fee waivers, and fast-track permitting for restoring historic structures. Vice Chair Blake also mentioned disincentives such as restricting development of a property for a certain number of years if the property owner demolished a historic structure without proper permits. Board Member Moore discussed information she learned regarding seismic upgrades and the desire to ensure that historical elements are not destroyed in order to comply with new building codes. The Historic Building Code may be helpful in this regard.
3. General Plan Update: Director Kermoyan provided an update that the *De Novo Planning Group* consultant was accepted by the Council and a contract is being prepared. The contract includes a comprehensive update of the General Plan and the Zoning Ordinance, and preparation of a Climate Action Plan. At some point in

the future (TBD), the consultant will engage the HPB in the discussion of the General Plan update.

ADJOURNMENT

Adjourned at 5:25 p.m. to a regular meeting to be held on May 25 2016, at 4:00 p.m., City Council Chambers, 70 North First Street, Campbell, California.

PREPARED BY: _____
Cindy McCormick, Senior Planner

APPROVED BY: _____
Susan Blake, Acting Chair

MEMORANDUM



Community Development Department
Planning Division

To: Chair Walter and Board Members

Date: May 24, 2016

From: Daniel Fama, Associate Planner

Via: Cindy McCormick, Senior Planner

Subject: Determination that property located at **96 E. Rincon Avenue** is ineligible for listing on the Campbell Historic Resource Inventory (HRI) and not a Historic Resource under the California Environmental Quality Act (CEQA).

Project Location: The project site is located along the north side of East Rincon Avenue, east of South 4th Street (reference **Attachment 1** – Location Map), within the Planned Development (P-D) Zoning District. It is developed with a small craftsman single-family residence, constructed circa 1922-28 (reference **Attachment 2** – DPR Record Form).

Background: The subject property is on the City's informal "potential list" of properties that may be of some historic significance. In 2013, it was included in a grouping of 15 properties that the Planning Commission recommended that the City Council add to the Historic Resource Inventory (HRI). However, in response to a request from the previous owner the property was removed from consideration for HRI designation, consistent with the Council's "opt-out" policy (reference **Attachment 3** – City Council Staff Report).

The property was recently purchased by new owners who have submitted a Planned Development Permit (PLN2016-47) application to allow construction of a new single-family residence and a rear cottage, which would necessitate demolition of the existing residence. In compliance with the California Environmental Quality Act (CEQA) (Guidelines § 15064.5), staff required preparation of an analysis by an outside consultant to document whether or not the existing residence qualifies for listing on the national, state, and/or local historic registers, and whether, it would, therefore, constitute a historic resource under CEQA.

HPB Role: The City's Historic Preservation Ordinance (CMC Ch. 21.33) grants the Historic Preservation Board (HPB) regulatory purview over historic resources, landmarks, and historic district properties, as identified in the HRI. As such, the Board does not have authority over the subject property and will not be reviewing the proposed development. However, since the project would include demolition of a structure that had been previously considered for inclusion on the HRI, as a courtesy, staff is forwarding the consultant's report to the Board.

Consultant Analysis: The City hired, at the applicant's expense, Garavaglia Architecture to prepare the Historic Resource Evaluation for the property (reference **Attachment 4**). The evaluation summarizes the historical context and background of the property and analyzed it with respect to the criteria for the National Register, the California Register, and the Campbell

HRI. The report concludes the property "does not display a level of historical significance or integrity that would qualify it for listing as a historic resource on the California Register of Historical Resources or on the National Register of Historic Places under any criteria," further concluding that it "does not appear to be significant at the local level, as it does not possess exceptional levels of 'historical and cultural history' nor does it exhibit exceptional levels of 'architectural, engineering, and historical significance' within Campbell's built environment." Based on the consultant's conclusion, staff will determine that the property is ineligible for listing on the Campbell Historic Resource Inventory (HRI) and not a Historic Resource under the California Environmental Quality Act (CEQA).

Attachments:

1. Location Map
2. DPR Record Form
3. City Council Staff Report
4. Historic Resource Analysis

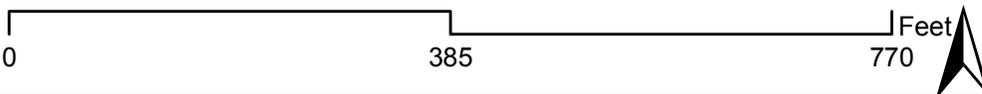
Project Location Map



Project Location: 96 E. Rincon Ave.

Application Type: P-D Permit

Planning File No.: PLN2016-47



Community Development Department
Planning Division

State of California - The Resources Agency Primary # _____
 DEPARTMENT OF PARKS AND RECREATION HRI # _____
 PRIMARY RECORD Trinomial _____
 NRHP Status Code _____
 Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: Sam Smith House

P1. Other Identifier: _____
 *P2. Location: Not for Publication Unrestricted
 *a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
 *b. USGS 7.5' Quad _____ Date _____ T: _____ R: _____ ; ¼ of _____ ¼ of Sec _____ ; B.M. _____
 c. Address 96 E. Rincon Ave. City Campbell Zip 95008
 d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 412-05-077

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 A small Craftsman cottage with some Neoclassical characteristics, it is a rectangular, one story, wood framed building, clad in stucco. Covered by a low pitched gable roof running front to rear, the rake eaves of the gables return at the base alluding to the shape of an open-bed pediment. These returns sit above square, tapered columns that frame the front façade. The stucco walls continue around the front porch, opening at the side of the steps at the doorway. Horizontal banding is prevalent throughout, following the top of the porch rail along the sides of the building, and matched by another near the top of the windows. An additional band wraps the ceiling of the porch, and additional lines are placed vertically above into the gable end, segmenting the shape into four sections. Fenestration is double hung windows, the lower portions being single glazed and the upper vertically shaped 5 pane lites. The front door is also multi-paned glass. Well maintained and lacking any noticeable modification from the original design, the cottage sits in a residential environment of similar structures. A large mature tree is located on the site.



*P3b. Resource Attributes: (List attributes and codes)
 Single Family Residence
 *P4. Resources Present:
 Building Structure Object
 Site District Element
 of District Other
 (Isolates, etc.)
 P5b. Description of Photo: (view, date, accession #) Front
 Façade, 07/17/07
 *P6. Date Constructed/Age and Source:
 Historic Prehistoric
 Both
 c. 1920
 *P7. Owner and Address:
 Tom Shawhan
 P.O. Box 2192
 Saratoga, CA 95070
 *P8. Recorded by: (Name, affiliation, and address)
 Leslie A.G. Dill Architect
 110 N. Santa Cruz Ave.
 Los Gatos, CA 95030
 *P9. Date Recorded: 4/1999
 *P10. Survey Type: (Describe)

Inventory Update
 *P11. Report Citation: (Cite survey report and other sources, or enter "none.")
 1977-78 Survey.
 *Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):



City Council Report

Item: 15.
Category: Public Hearing
Meeting Date: February 5, 2013

TITLE: Public Hearing to consider a City initiated application to designate 14 properties as Historic Resource Inventory Properties (PLN2012-236).

RECOMMENDATION

The Planning Commission recommends that the City Council take the following action:

1. **Adopt a Resolution**, designating 422-428 E. Campbell Avenue, 866 E. Campbell Avenue, 167 Harrison Avenue, 1075 W. Latimer Avenue, 118 E. Rincon Avenue, 166 E. Rincon Avenue, 176 E. Rincon Avenue, 186 E. Rincon Avenue, 74 N. Second Street, 119 S. Second Street, 222 N. Third Street, 61 S. Fourth Street, 68 (70) S. Fourth Street, and 96 S. Fourth Street as Historic Resource Inventory properties.

BACKGROUND

Planning Commission Public Hearing: The Planning Commission held a public hearing to consider the proposed HRI designations at its meeting of January 8, 2013 (reference Attachment 2, Planning Commission Staff Report). The Planning Commission considered the Historic Preservation Board's evaluation of 16 identified properties against the criteria set forth in the Historic Preservation Ordinance. Staff presented a desk item whereby an owner of one of the properties, 464 W. Campbell Avenue, requested that their property be removed from consideration. As it is the standing policy of the Historic Preservation Board to support any property owner's request to withdraw their property from consideration, the Planning Commission only reviewed the 15 remaining properties (reference Attachments 3 and 4, Location Maps and Historic Surveys for the Recommended Additions to the Historic Resources Inventory).

During its discussion, the Planning Commission questioned staff regarding the benefits of HRI designation. Additionally, the Planning Commission was interested in whether or not a process existed for a property owner to request their property be removed from the HRI. Staff summarized the benefits and restrictions associated with HRI designation and explained that the Historic Preservation Code provides a process to remove HRI designation from a property. After discussion, the consensus of the Planning Commission was that the Historic Preservation Board's positive evaluation of the 15 properties was appropriate and supportable (referenced Attachment 5, Planning Commission Draft Meeting Minutes).

Planning Commission Action: As a result of residing within 500 feet of one or more of the properties under consideration, three Planning Commissioners (Brennan, Razumich, and Resnikoff) were required to recuse themselves. The multiple recusals

resulted in the Planning Commission adopting four separate Resolutions recommending that the City Council designate 422-428 E. Campbell Avenue, 866 E. Campbell Avenue, 167 Harrison Avenue, 1075 W. Latimer Avenue, 96 E. Rincon Avenue, 118 E. Rincon Avenue, 166 E. Rincon Avenue, 176 E. Rincon Avenue, 186 E. Rincon Avenue, 74 N. Second Street, 119 S. Second Street, 222 N. Third Street, 61 S. Fourth Street, 68 (70) S. Fourth Street, and 96 S. Fourth Street as Historic Resource Inventory properties (reference Attachment 5, Pages 15 through 17).

DISCUSSION

Property Owner Outreach Process: Pursuant to a 2011 Joint City Council and Historic Preservation Board study session, the strategy for bringing forward the original 75 properties on the "Potential" list was to create a process to allow property owners to voluntarily request that their structures be placed on the HRI. A five-year period was established to implement this program while balancing work load objectives. At the end of the five-year period, the goal was to have most, if not all, of the 75 properties added to the HRI.

In January 2012, the HPB began the first phase of the process utilizing an "opt-in" program where property owners were invited to informational meetings and mailed surveys that required the owners to contact the City to express their desire for inclusion. Property owners that did not contact the City had their properties removed from consideration. The result of the first phase of this program, culminating at the May 1, 2012 City Council meeting, only achieved HRI designation for 3 of the 13 identified properties. The properties added represent less than 25% of the group originally engaged in this first phase. If one assumes this pattern were to continue, roughly 15 to 20 of the 75 total surveyed properties would be added to the HRI list. That means fifty or more potential historic properties would not be protected and could possibly be lost to the community over the years through demolition or remodeling.

The HPB began the second round of historic property review in the same manner as the first round. However, the Board determined that a process of "opting-out" from consideration along with extensive public outreach would be implemented to secure as many locally important properties as possible. The public outreach process involved an informational meeting, whereby the second phase property owners were invited to attend. Unfortunately, only two owners came to the October 18, 2012 meeting. The HPB also made numerous personal attempts to contact each owner and multiple mailings from both individual Board Members and the City were sent. There have been significant opportunities for property owners to "opt-out" of the designation process during the public outreach phase.

Additionally, the Board created a "frequently asked questions" brochure containing relevant information about HRI designation and sent it to each of the identified property owners (reference Attachment 6, FAQ Brochure). The brochure will allow each property owner to make an informed decision regarding the designation process.

Lastly, prior to each of the required public hearings (Historic Preservation Board, Planning Commission, and City Council), each property owner was notified in writing of the respective hearing and provided a copy of the staff report. This was in addition to the minimum legal notification process that includes mailing a notice to properties within 300-feet of each of the identified properties, posting at City Hall, and advertising in the Campbell Express.

Property Owner Correspondence: On January 18, 2013 the City received correspondence from the owner of 96 E. Rincon Avenue requesting that his property be removed from HRI consideration at this time (reference Attachment 7, Property Owner Correspondence). Although this property was included in the Planning Commission's recommendation for designation, as Council is aware, it continues to be the policy of the City to support any property owner's request to withdraw their property from Historic Resource Inventory designation prior to Council's formal designation. Therefore, staff has removed the property located at 96 E. Rincon Avenue from the draft City Council Resolution (reference Attachment 1, Draft Resolution).

In the end, staff received correspondence from four property owners requesting that their properties be removed from consideration. As such, the number of properties under City Council review has been reduced to 14.

ENVIRONMENTAL DETERMINATION

The Planning Commission recommends that the City Council find that this project is Categorically Exempt under Section 15331, Class 31 of the California Environment Quality Act (CEQA), pertaining to projects involving the maintenance, rehabilitation, restoration, preservation, or reconstruction of historical resources.

FISCAL IMPACT

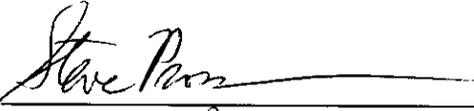
None.

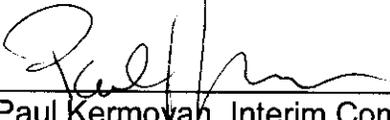
ALTERNATIVES

1. Do not designate any one or all of the 14 properties to the Historic Resource Inventory List.
2. Continue for further review.

Attachments:

1. Draft City Council Resolution.
2. Planning Commission Staff Report of January 8, 2013.
3. Location Maps.
4. Historic Surveys for the subject properties.
5. Draft January 8, 2013 Planning Commission Meeting Minutes.
6. FAQ Brochure.
7. Property Owner Correspondence.

Prepared by: 
Steve Prosser, Associate Planner

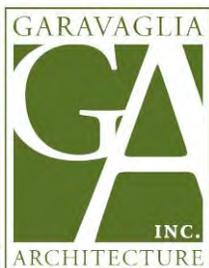
Reviewed by: 
Paul Kermoyan, Interim Community Development Director

Approved by: 
Amy L. Brown, City Manager



96 East Rincon Avenue Campbell, CA Historic Resource Evaluation - FINAL

Prepared for
Paul Kermoyan
City of Campbell Community Development Department
Campbell, CA



Prepared by
Garavaglia Architecture, Inc.
May 11, 2016

Innovating Tradition

HISTORIC RESOURCE EVALUATION

INTRODUCTION

PROJECT OVERVIEW

Garavaglia Architecture, Inc. was contracted by the City of Campbell Community Development Department in March of 2016 to prepare a Historic Resource Evaluation (HRE) for the property at 96 East Rincon Avenue in Campbell (Figures 1 and 2). This report has been requested in connection with demolition of the property. The building has been previously evaluated for historical significance and is not part of an existing or identified potential historic district.

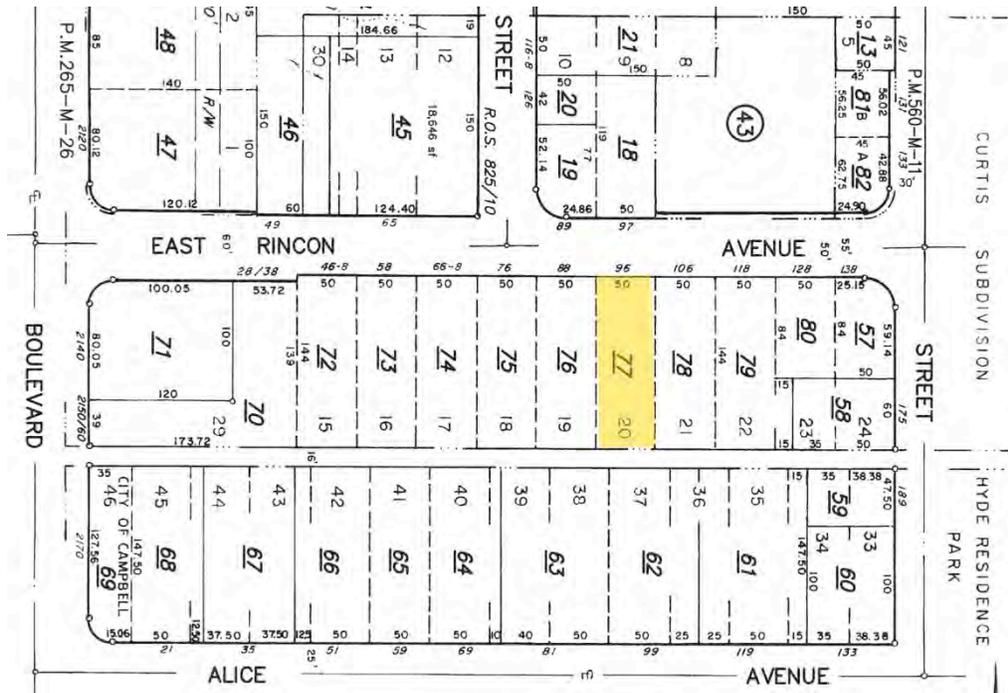


Figure 1. Parcel map with subject property highlighted in yellow (Santa Clara County Assessor's Office, amended by author)



Figure 2. Subject property outlined in white with building highlighted in yellow (Google Maps, amended by author)

Previous Evaluations

The property was recorded on a DPR 523A form in 1977, by Mark R. Hoke, as part of the City of Campbell Historic Survey of 1977-1978.¹ In 1982, the Historic Preservation Study Committee documented the property with a Building Evaluation Sheet.² In the 1982 evaluation, the property was found to have 104 out of 200 possible points, which reflected categories of architecture, history, environment, usability, and integrity. In this evaluation, the property's total score was 52%, which deemed 96 East Rincon Avenue as a property "of value as a part of the environment," and not as a property "of importance," nor as a property "of major importance." In 1998, Campbell's Historic Preservation Board documented the property with a Historic Evaluation Sheet.³ This 1998 evaluation identified the property to be rated as 'Excellent' as it encompassed a score of 75%. The sheet identified the property to have 'Superior' ratings for Visual Quality/Design, Environment, and Integrity, and rated as 'Excellent' in the History/Association category. The extent of the evaluation of this particular survey is unknown, as the scoring appears to be arbitrarily assigned a numerical score for each of the above mentioned categories.

A 2012 update to the Campbell Historic Inventory identified the property as possessing a score of 80 out of 100 possible points.⁴ The evaluation for this scoring system and implication of this

¹ Mark Hoke, *96 E. Rincon Avenue: DPR 523A Form*, City of Campbell, 1977.

² Historic Preservation Study Committee, *Building Evaluation Sheet: 96 E. Rincon Ave.*, City of Campbell, 1982.

³ Historic Preservation Board, *Historic Evaluation Sheet: 96 E. Rincon*, City of Campbell, 1998.

⁴ City of Campbell, *Historic Resources Inventory*, November 2012.

related score are unknown.⁵ The property has been identified as being potentially eligible for listing on the Campbell Historic Resource Inventory (HRI).

This HRE will address the subject property's eligibility for listing as a historic resource on the California Register of Historical Resources (CRHR), as and on the National Register of Historic Places (NRHP), and on Campbell's local inventory.

METHODOLOGY

Garavaglia Architecture, Inc. staff conducted a site visit and survey of the property's interior and exterior on April 12, 2016. During this visit, staff documented the building's configuration and architectural elements with photographs and field notes. The client provided a DPR 523A form for the property produced in 1999.

Garavaglia Architecture Inc. also conducted additional archival research on the subject property and surrounding area. The following repositories/collections were consulted to complete the research process. (See References section for complete list of resources)

- Ancestry.com
- Campbell Historical Museum
- Newspapers.com
- Online Archive of California
- San Francisco Public Library
- Santa Clara County Assessor's Office

⁵ Discussion between author and Campbell City Planner, Daniel Fama, April 2016.



RESOURCE DESCRIPTION



Figure 3. Overall view of 96 East Rincon Avenue's lot, looking southwest (Garavaglia Architecture, Inc., April 2016)

SITE

The subject property at 96 East Rincon Avenue (APN: 412-05-077) in Campbell, CA, is located along the south side of East Rincon Avenue, between Winchester Boulevard and Third Street (Figure 3). The property consists of a roughly .16 acre rectangular lot, which measures 50 feet by 139 feet. The property consists of a one story single-family residence, and four wood frame auxiliary structures. The property is in a P-D zoning district for planned development.

The house faces north along East Rincon Avenue. The accessory structures are situated in the south of the subject parcel, and back up to a rear alleyway that bisects East Rincon Avenue and Alice Avenue. An unpaved driveway runs along the eastern elevation of the property, extending from East Rincon Avenue. A metal fence bisects the rear yard from the concrete patio at the rear of the home, and further extends to a wood gate at the east of the property. A wood fence surrounds the property's perimeter at the east, west, and south extents. A wood carport and an enclosed wood shed sit at the end of the unpaved driveway leading from East Rincon Avenue (Figure 4). Further south from the wood shed, sits an early single car garage (Figure 5). Beyond the garage sits a wood frame studio with bathroom, and to the west sits an auxiliary wood frame storage structure (Figure 6). There are various overgrown shrubs, flowers, and grass in the front and rear yards. Several mature trees are present around the property.



Figure 4. Wood carport and enclosed wood shed along east portion of property (Garavaglia Architecture, Inc., April 2016)



Figure 5. Enclosed shed at right, with early garage, and studio beyond (Garavaglia Architecture, Inc., April 2016)



Figure 6. Rear yard, facing southeast. Early garage at left, with studio toward center and auxiliary storage structure at right. Note: overgrown vegetation. (Garavaglia Architecture, Inc., April 2016)

BUILDING

96 East Rincon Avenue is a roughly rectangular, one-story, 1,092-square-foot Craftsman-style single-family residence (Figure 7). The house is clad primarily with cream-colored textured stucco siding with dark brown- and rust-colored wood accents and trim. The roof is a shallow hip roof with a smaller front-facing gable over the entrance porch. It has medium-brown asphalt-shingles, and dark brown wood trim, with overhanging eaves. 96 East Rincon Avenue has several one-story rear additions, which have cream-colored horizontal wood siding.



Figure 7. North elevation of 96 East Rincon Avenue (Garavaglia Architecture, Inc., April 2016)

The primary north elevation of 96 East Rincon Avenue faces the street, and is set back approximately 10 feet from the road. This elevation's focal point is a protruding covered entrance porch that takes up the east half of the facade. The porch's front-facing gable roof is supported by two tapered square columns, which sit atop a knee wall that runs the full width of the porch. The gable, columns, and knee wall are all stucco, with thin, rust-colored wood accent bands running across the top of the knee wall and the column capitals, and delineating the top and sides of the gable. Three vertical rust-colored bands also decorate the front-facing gable, and the house's address is affixed at the bottom center of this gable. The gable also has stepped wood trim painted dark brown along the roof line.

The porch is entered from the east side, with two concrete steps leading to the concrete porch landing. The ceiling of the covered porch is cream-painted wood beadboard, and a ceiling-mounted, square-shaped light fixture is centered over the main entrance. The house's main entrance is centered under the covered porch, and consists of a wood door with a large glazed area and wood muntins. A screen door with a white finish and a criss-crossed metal grille is installed in front of the main entrance door. Two double-hung wood windows flank the entrance, at the porch. These windows have rust-colored framing, and the five-lite top sashes are approximately half the height of the one-lite bottom sashes. The top sashes also have ogee

lugs. The main entrance and windows are framed with trim painted dark brown. One window matching those found under the porch is centered on the western half of the north elevation. Rust-colored wood horizontal bands run the length of the western half of the north elevation directly above and below the window.



Figure 8. View of east elevation, at left, and north elevation, at right (Garavaglia Architecture, Inc., April 2016)

The east elevation faces a gravel driveway that runs along the east edge of 96 East Rincon Avenue's lot (Figure 8). The steps leading to the front porch are at the north end of this elevation, while a small one-story addition clad with cream-painted horizontal wood siding is at the south end of the elevation. The remainder of the east elevation has textured stucco with rust-colored horizontal banding matching that found at the north elevation.

This elevation has two rust-colored double-hung wood windows directly to the south of the porch entrance, with five-lite top sashes that are approximately half the height of the one-lite bottom sashes. A two-lite slider window with green framing is to the south of the wood windows, and the portion of the east elevation that consists of the addition has one rust-colored wood double-hung one-over-one window. All of the windows are framed with brown-painted wood trim. The roof at this elevation has overhanging eaves similar to those found at the north elevation.



Figure 9. View of east elevation, with addition clad in wood siding to the left (Garavaglia Architecture, Inc., April 2016)

The house's south elevation faces a fenced-in backyard, and consists entirely of additions to the original house (Figures 10 and 11). The eastern half of the south elevation consists of the addition visible at the east elevation, while the western half of the south elevation has a second addition that protrudes further south into the backyard. Both halves are clad with cream-painted horizontal wood siding. The eastern portion of the south elevation has a pair of white-painted French doors with exterior white-painted wood screen doors with criss-crossed metal grilles toward the east corner, and a white-painted six-panel wood door at the west end of this portion of the south elevation.

The western half of the south elevation has one small five-over-one double-hung window with an exterior white-painted screen toward its east end. A plywood and tar paper lean-to is installed over the remaining portion of the west addition at the south elevation. Some of the wood siding installed on the south elevation under this lean-to has a different appearance from the rest of the horizontal wood siding, and was likely installed at a later date.



Figure 10. Partial view of 96 East Rincon Avenue's south elevation, showing east addition at center and portion of west addition at left (Garavaglia Architecture, Inc., April 2016)



Figure 11. Partial view of 96 East Rincon Avenue's south elevation, showing west addition at center and east addition at far right (Garavaglia Architecture, Inc., April 2016)

The west elevation of 96 East Rincon Avenue is close to the property's west lot line and is separated from the lot line fence by only a few feet (Figure 12). Similar to the east elevation, a small one-story addition clad with cream- and white-painted horizontal wood siding is at the south end of the west elevation. The remainder of the west elevation has textured stucco with rust-colored horizontal banding matching that found at the north and east elevations. There are no entrances at the west elevation, but there are three windows in the stucco portion of the elevation and one window in the rear addition. The roof at this elevation has overhanging eaves similar to those found at the north and east elevations.



Figure 12. View of west elevation of 96 East Rincon Avenue, looking north (Garavaglia Architecture, Inc., April 2016)

The following original exterior building features remain at 96 East Rincon Avenue:

- Textured stucco facade cladding with decorative banding
- Five-over-one wood double-hung windows with ogee lugs
- Covered front semi-enclosed porch with front-facing gable and columns

Many of the interior finishes of 96 East Rincon Avenue appear to date from more recent renovations to the house (Figures 13 and 14). Most of the rooms have either linoleum or carpeted floors. The walls and ceilings in most of the interior rooms are cream-painted plaster with simple flat wood trim. Several rooms have white-painted wood five-paneled doors that could be original to the house.



Figure 13. Original portion of interior at front bedroom (Garavaglia Architecture, Inc., April 2016)



Figure 14. Original room in house, looking toward archway addition (Garavaglia Architecture, Inc., April 2016)

Garage

The garage appears to be an original or early structure on the property. It is located at the southern terminus of the home's driveway, behind the enclosed wood frame carport (Figure 15). The wood frame garage is square in footprint, with a shallow hipped roof that is clad in composition roofing material. The structure features similar stucco siding as does the main house. Two-barn style doors face north. The east elevation features a later 6-panel door and a wooden opening for a small window which is now boarded up. This east-facing door leads out to the residence's rear yard (Figure 16). An additional wood door sits in the western elevation of the garage.



Figure 15. Early garage as viewed from enclosed wood shed, looking south (Garavaglia Architecture, Inc., April 2016)



Figure 16. Early garage viewed from rear yard, looking northeast (Garavaglia Architecture, Inc., April 2016)

HISTORICAL BACKGROUND

CAMPBELL DEVELOPMENT

Historian Glory Anne Laffey developed a document entitled *Historical Overview and Context Statements for the City of Campbell* in October 1996.⁶ It provides a good basis for understanding Campbell's history and development and provides a contextual framework for the evaluation of potential historic resources in the area. A portion of this document is quoted below to provide overall historical background for the purposes of this review. Please see the original document for the full text.

Summary of Geographical Development

This section will review the geographical development within Campbell's downtown core and original city limits, the surrounding agricultural districts, and later suburban development outside the original city limits.

Geographer Jan Broek (1932) identified three agricultural phases through which the Santa Clara Valley passed after 1850. The first phase from 1850 to 1865 was characterized by cattle ranging, extensive wheat cultivation, and all around experimenting with crops. During the second phase, beginning in 1865, wheat farming dominated cattle raising and the foundations were laid for specialization in horticulture. From 1875 through the 1930s, horticulture superseded the declining wheat culture, and many other forms of intensive land utilization were developed under the increasing use of irrigation. The size of the ranches in the valley were closely correlated with these changing land uses. The Mexican ranchos consisted of several thousands of unfenced acres over which cattle ranged. Early American ranchers followed the Mexican practice of free ranging their cattle for some years; however, the spread of farm enclosures and environmental factors caused the large stock ranches to give way to more intensive land use in the form of a smaller stock breeding farms or dairy farms confined to several hundred acres. Wheat farms during this period also ranged from 100 to 500 acres in size, averaging 213 acres in 1880. With the increasing crop value per land unit, the large farm became unnecessary. The correlated increase in land prices, cultivation costs, and growing population led to the all around subdivision of farm lands into highly specialized 'fruit ranches' from 3 to 50 acres in size. By the 1890s, the valley ranked as one of the foremost fruit producing districts on the Pacific Coast.

Until American settlement, the Santa Clara Valley outside the settlements at the mission and the pueblo was largely undeveloped and utilized primarily for the grazing of livestock. In the late 1820s and 1830s, large tracts of land were granted by the Mexican government to California citizens. As each of these ranchos was occupied, the landowners constructed residences, laborers' housing, corrals, grist mills, tanneries, etc., in order to provide the basic needs of the rancho community. Three Mexican settlements are known to have been located within Campbell's city limits.

Farms in the Campbell area developed according to the land use patterns identified by Broek. Early wheat farms consisted of parcels of several hundred acres. With the arrival

⁶ Glory Anne Laffey. *Historical Overview and Context Statements for the City of Campbell*, submitted to the Department of Community Development, Planning Division, City of Campbell, 1996, 3.

of the railroad in 1877 and the success of early experiments in fruit packing and canning, the owners of the large wheat farms around Campbell began subdividing their properties and planting orchards by the early 1880s. Earlier farms were more widespread, and the basic farm complex consisted of a farmhouse, barn, well, windmill and water tower. As the parcel sizes decreased during the horticultural period, fruit processing buildings such as cutting sheds and sulfuring tunnels were added to the farm units.

In November 1882, Benjamin Campbell had surveyor Charles Herrmann survey his property for the Town of Campbell. By 1887, the town had a railroad depot, a post office and a town hall. The first residential lot was sold in 1888; and by 1895, Campbell was a thriving village. The commercial center developed at the intersection of Campbell and Central avenues. The town's first industrial activities centered around the fruit industry. Drying yards, packing houses and canneries developed in close proximity to the railroad depot. Fruit growing and fruit processing industries were the primary economic forces in the Campbell area until the early 1950s.

As drying yards and canneries closed down and their facilities were abandoned, the property was often subdivided for residential or commercial development. Likewise, orchard properties would be also be subdivided. During the first couple of decades, residential development was confined to the original survey and in adjacent areas subdivided on the edge of the village. During the 1890s, residential neighborhoods were centered on S. Second, N. Third, N. Central, N. Harrison, E. Everett, Railway, and Gilman. The first decade of the century saw residential development spread to First and N. Second streets, and Sunnyside and Rincon avenues. Also there was some early residential development on Sunnyside and Parr avenues during this decade. After 1910 the village residential areas expanded to include south Third and Fourth streets, and Alice and Kennedy avenues. Outlying residential areas included Smith Avenue in the San Tomas area east of Campbell, Redding Road in the Union district, and Union Avenue between Campbell Avenue and Dry Creek Road. The 1920s saw development move west along W. Campbell and Latimer avenues, north on Esther Avenue. Also in the late 1920s, there was residential construction on White Oaks Avenue in the Union district. In the 1930s, new subdivisions included Shelley Avenue in the Union district and Rancho Del Patio on the northeast edge of Campbell. Between 1938 and 1942, there were at least fourteen subdivision maps filed in what is now the City of Campbell. Adjacent to Campbell's core were development north along Harrison Avenue, Rosemary Lane, the Hedegard, Bland, and Rees subdivisions east of town, and Shadyvale Court east of Bascom. Five subdivisions were located in the southwest portion of the City in the San Tomas district, i.e., Harriet Avenue, the Munro Tract, Hazelwood, the Riconada Gardens on Hacienda, and the San Tomas Acres and Parrview Tracts near the Hacienda and Winchester intersection. Following the war in the late 1940s, there were over thirty subdivisions filed. These developments were primarily located east of Winchester, as well as several near the intersection of Campbell and Bascom avenues.

By this time, the post-World War II population boom was underway and rural communities were in danger of being swallowed by the aggressive annexation activities of San Jose and other larger cities in the county. Campbell and many of the other smaller communities across the valley incorporated. Since incorporation Campbell has annexed numerous parcels as the residential development took over the surrounding orchards at

a steady pace.⁷

Architecture and Shelter

Architecture/Shelter as a theme includes buildings representing various architectural periods and styles, structures designed by outstanding architects, and those resources that relate to residential living arrangements and landscaping.

Potential resources associated with this theme could date from the earliest settlement of the area by Sebastian Peralta, Jose Fernandez and Juan Galindo in the 1840s. American farmers began settling in the area as early as 1848, squatting on rancho lands or pre-empting homesteads. Early farm complexes consisted of simple gabled or wing-and-gable farm houses. As farmers became more prosperous in the later decades of the century, some farmhouses began to reflect currently popular architectural styles: Gothic Revival, Italianate, and Queen Anne. These styles featured the use of elaborate wood decorations (shingles, spool work, brackets, and moldings), bay windows, and wrap-around porches.

After 1888 when the first lots were sold in the village of Campbell, the earliest residential neighborhoods developed on the old Benjamin Campbell Ranch along Campbell Avenue. Relatively modest in form, these homes also reflected the currently popular "Victorian" architectural styles of the late 19th century.

Around the turn-of-the century, architectural tastes were changing due to the influence of the Arts and Crafts Movement. As this was also a time of rapid growth in the town of Campbell, these early twentieth century styles are particularly characteristic of the downtown neighborhoods. Although the simple gabled structures continued in popularity, home styles began to reflect the horizontal lines of the Craftsman and Prairie styles. Simplified versions of these styles are commonly called bungalows. Interest in California's Spanish roots was also reflected in architectural styles. Spanish Colonial and Mission Revival styles became popular in Campbell after 1915 and through the 1930s. Other revival styles also gained popularity during the 1920s and 1930s, especially Colonial and English Revival.

During the 19th century, some of the more prosperous farmers had homes designed by architects who had offices in San Jose; *i.e.* Levi Goodrich, Theodore or Jacob Lenzen, Francis Reid, or I. O. McKee. More commonly, however, houses were designed and built by their owners with the help of a local carpenter. Some carpenters became building contractors using published house plans. Several of these carpenter/contractors lived and worked in Campbell. George Whitney, known as the "Builder of Campbell," worked in Campbell from 1888 through the 1930s. Other builders were WalkerVaugh and Anthony Bargas.

Also an important representation of this theme are the small cottages J. C. Ainsley constructed for his employees east of his cannery. There were also labor camps for the large force of seasonal workers that came to Campbell during the height of the fruit processing season. During the 1930s, migrant field workers built semi-permanent housing. Usually of flimsy construction, dwellings were constructed of whatever

⁷ Ibid., 9-14.

materials could be gathered, such as recycled fruit boxes, tar paper or newspapers.

Multi-tenant housing was not prevalent in Campbell until the modern period. As early as 1896, however, there were several hotels that catered to travelers and visitors. Some of the larger homes in town were converted to rooming houses that provided housing for seasonal workers at the canneries and packing houses.

Following World War II, large housing developments replaced the orchards that surrounded Campbell. Farmhouses were moved to more convenient locations or were incorporated into the development to stand beside its more modern neighbors. As the commercial and industrial land uses have expanded, older houses have been relocated out of the path of new development.⁸

⁸ Ibid., 15-16.

SITE EVOLUTION AND CONSTRUCTION CHRONOLOGY

Development of 96 East Rincon Avenue

The *Alice Avenue Historic District Context Statement* was prepared by Archives & Architecture in 2003.⁹ This historic district lays one block to the south of the subject property at 96 East Rincon Avenue, in the former Hyde Investment Company-owned tract. This area is bounded by Winchester Boulevard and Third Street. The patterns of development identified in the Alice Avenue Historic District Context Statement offer context to suburban residential development in this area of Campbell at the onset of the 20th century. The subject property at 96 East Rincon Avenue was a part of the Curtis Subdivision, which was developed concurrently with Hyde Investment Company-owned tract (see Figure 16). The Curtis Subdivision was laid out as early as 1904, but development of the tract was not widespread until the mid-1920s.¹⁰

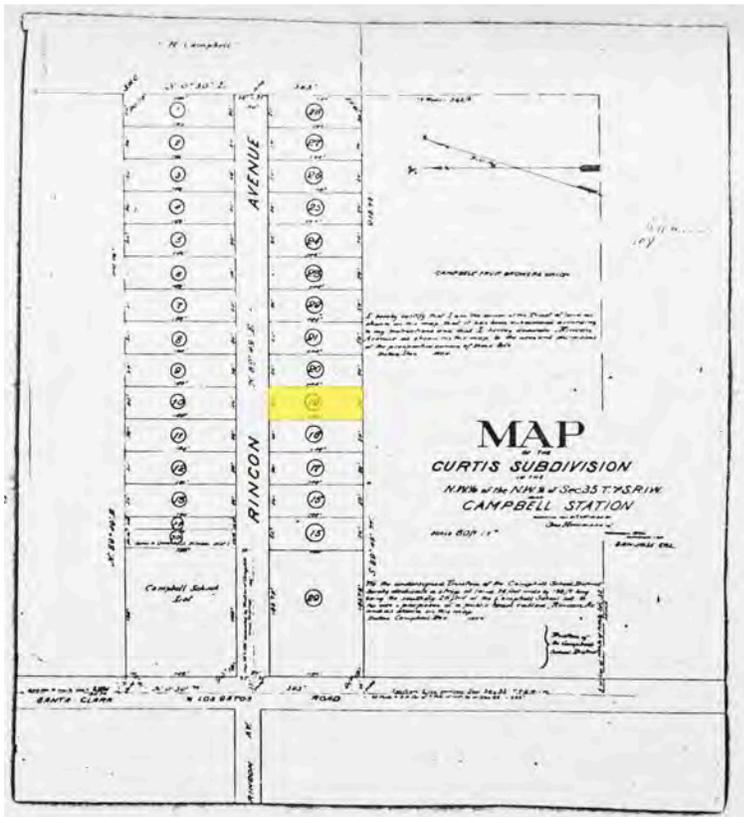


Figure 16. Map of Curtis Subdivision, 1904, with future subject property highlighted in yellow (Campbell Historical Museum, amended by author)

⁹ Archives & Architecture, *Alice Avenue Historic District Context Statement*, submitted to the Community Development Department, Planning Division, City of Campbell, 2003, 3.

¹⁰ Sanborn Map, 1928

The 1920 Sanborn map depicts the majority of the double-wide lots along Rincon Avenue and Alice Avenue as undeveloped (see Figure 17). Five single family one-story houses with front porches and detached garages sat toward the eastern extent of Rincon Avenue. At this time, the future subject parcel appeared at the address of '10 Rincon Avenue.' The alleyway bisecting Rincon Avenue and Alice Avenue was present at this time.

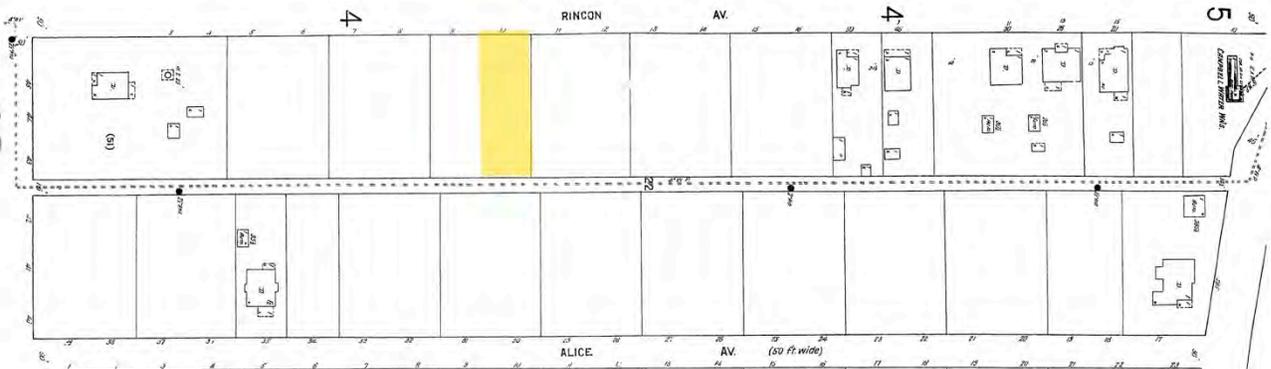


Figure 17. Campbell Sanborn Map, 1920, with future subject property highlighted in yellow (San Francisco Public Library, amended by author)

By 1922, a substantial residential and commercial building boom was well underway in Campbell. A *Herald Tribune* article from February of 1922 noted that residential building was active along Rincon Avenue.¹¹ Two building booms associated with the development of the adjacent historic district relate to development along East Rincon Avenue, as further evidenced by Sanborn maps of the era. This included a building boom between 1923 and 1924, and a later wave of development from 1927 through 1931 during the Great Depression.¹²

By the 1928 Sanborn map, the subject property appeared at the address of '62 Rincon Avenue' (see Figure 18). Given the 1920 and 1928 Sanborn maps and the identified construction booms in the area, it is likely that the subject property was constructed between 1922 and 1928. Third Street extended from the north and ran through the Rincon Avenue and Alice Avenue blocks, delineating the neighborhood. The subject property appeared on the 1928 Sanborn map with a detached garage leading directly from East Rincon Avenue. Nearly every doublewide lot in the vicinity had been subdivided and developed by this time, likely each owned by a private homeowner.

¹¹ "Big Building Boom on in Campbell," *Healdsburg Tribune*, February 14, 1922.

¹² Archives & Architecture, *Alice Avenue Historic District Context Statement*, 2003, 8.

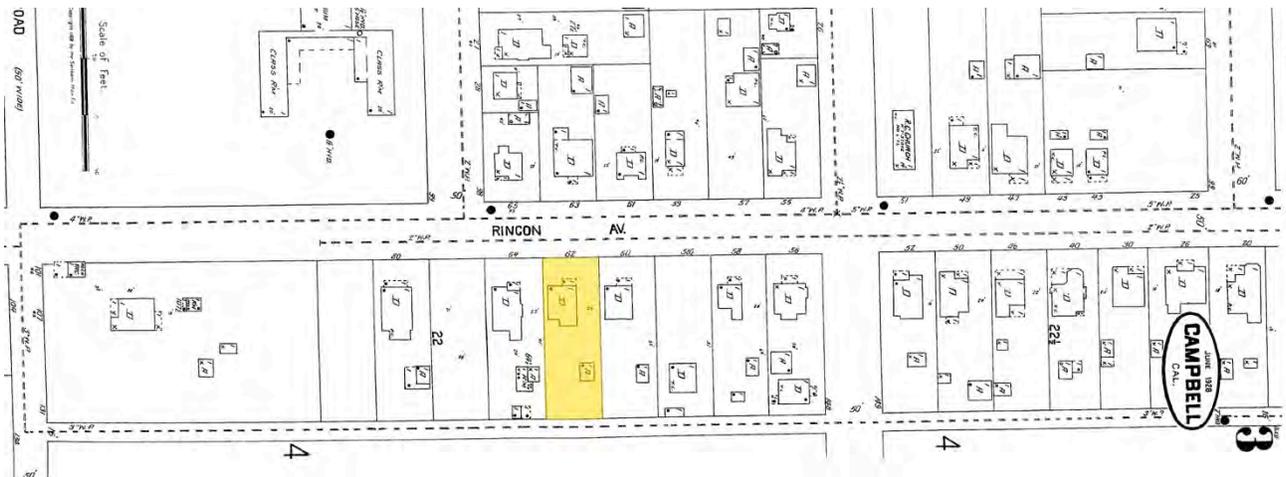


Figure 18. Campbell Sanborn Map, 1928, with subject property highlighted in yellow (San Francisco Public Library, amended by author)

OWNERSHIP & CONSTRUCTION HISTORY

Ownership History

Dates	Name(s)	Notes
c. 1930—c. 1935	Samuel and Edna B. Smith	
c. 1935—1975	Roland C. and Flora A. Hughes	
1975—1979	Richard Van Rossem	
1979—1985	Ralph H. and Mary Jane Eichman	
1985—1997	David Chiappe and Douglas Finstron	It is unclear whether both men lived here during their period of ownership
1997—2015	Tom Shawhan	
2015—Present	Current owner	

Construction Chronology

Date	Alteration
c. 1922—1928	House constructed ¹³
1947	Legal garage constructed
1950	Legal addition constructed
c. 1950s or 1960s	Front porch infilled with concrete and plaster
Prior to 1977	Car port constructed
Between 1997 and 2015	Original rear garage moved to the west, trees at front yard removed, auxiliary buildings constructed at rear, trees at front yard removed

Ownership and Construction Chronology Overview

Property deeds at the Santa Clara County Assessor's Office did not reveal the original owner of the subject property. Samuel E. Smith owned the property from roughly 1930 through about 1935. Samuel was born in New York to English immigrants and was a veteran of World War I.¹⁴ During his time living at the property, he was a laborer in a cannery on a fruit ranch.¹⁵ Samuel married Edna B. in 1928 and the couple was listed as living at the property in 1930, when it was '62 East Rincon Avenue.'

According to the 1940 US Census, Roland Hughes, Flora Hughes, and their three children were living at the subject property by 1935.¹⁶ In 1930, the family lived in rural Napa where Roland was a farmer. By 1940, the family had transitioned to living in Campbell where Roland worked as an auto mechanic and later became a public school bus driver.¹⁷ According to building permits located at the Santa Clara County Assessor's Office, a permit for a garage was issued in 1947, followed by a permit issued for an addition in 1950. The extent of the work conducted as a result of either of these two issued building permits is unknown. It is possible that the garage permit was issued to construct an early wood carport or to make modifications to, or to rebuild the early garage structure. The 1950 permitted addition was likely one of the two additions to the rear of the home, constructed to accommodate the Hughes' family of five. The Hughes family likely modified the front porch during their ownership, by constructing concrete steps and infilling the railing with concrete and plasterwork, as the plasterwork between the house and porch varies. The property's address likely changed from '62' to '96' East Rincon Avenue

¹³ Hoke, *96 E. Rincon Avenue: DPR 523A Form*, 1977 and City of Campbell, *Historic Resources Inventory*, 2012 list an estimated construction date of 1920. The 1920 Sanborn map shows no development at the property. This estimate range correlates with the Campbell building boom in 1922, with the patterns of development in the neighboring Alice Avenue Historic District, and with the 1928 Sanborn map.

¹⁴ U.S. Federal Census, 1930

¹⁵ *Ibid.*

¹⁶ U.S. Federal Census, 1940

¹⁷ U.S. Federal Census, 1930 and 1940

upon Campbell's incorporation in 1952. Roland and Flora owned the home for roughly 40 years, selling it in 1975.

Richard Van Rossem purchased the property in 1975. Santa Clara County marriage records indicate that Richard became divorced in 1969, and again, in 1973. Two years after Richard assumed ownership, the Campbell Historic Preservation Board conducted a historic survey, documenting the subject property with a sketch and a photograph (Figures 18 and 19).¹⁸ The photograph depicts a wood carport to the left of the house, the infilled porch area, and two trees to the front of the house. As this was a windshield survey, it is unclear whether or not the rear of the property with its present-day multiple auxiliary structures, was viewed from the rear alleyway to create the related sketch diagram. Richard owned the home for about four years, selling it in 1979.

Ralph H. and Mary Jane Eichman owned the property from 1979 through 1985. Little to no information was found about the Eichmans who owned the property for roughly six years. David Chiappe and Douglas Finstron then purchased the property in 1985. It is unclear if both men lived at the property during their ownership. It is possible that the property was rented to tenants during part of this time. The two sold the home in 1997.

Tom Shawhan, purchased the property in 1997. Tom owned a construction company, and by 1998, the wood carport had been removed (Figure 20). It is likely that during this period, several of the auxiliary buildings in the rear yard were constructed, along with the delineating fences. All work after 1950, was unpermitted. The trees at the front yard had been removed by the 2007 DPR form evaluation, and the framing for a carport sat to the left of the home (Figure 21). The left window at the front porch was replaced with a fixed single pane window between 1998 and 2007. The current owner mentioned that Tom lived in the rear cottage structure and rented out the home to multiple individuals.¹⁹

¹⁸ Hoke, *96 E. Rincon Avenue: DPR 523A Form*, 1977.

¹⁹ Discussion between author and current owner, Jeannie Moore, April 2016.

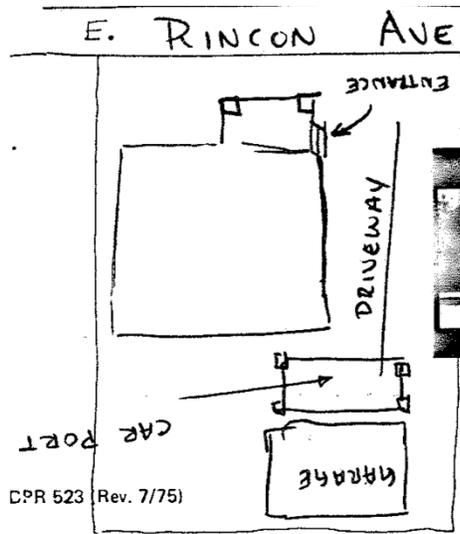


Figure 18. Sketch map detail from the 96 East Rincon Avenue, DPR 523 Form, 1977 (Campbell Historical Museum, amended by author)



Figure 19. Photograph of property from the 96 East Rincon Avenue, DPR 523 Form, 1977 (Campbell Historical Museum)



Figure 20. Photograph of property from the 96 East Rincon Avenue Historic Evaluation Sheet, 1998 (Campbell Historical Museum, amended by author)



Figure 21. Photograph of property from the 96 East Rincon Avenue DPR 523A Form, 2007 (City of Campbell)

EVALUATION FRAMEWORK

THE NATIONAL REGISTER CRITERIA FOR EVALUATION (NRHP)

The National Register is the nation's master inventory of known historic resources. It is administered by the National Parks Service (NPS) in conjunction with the State Historic Preservation Office (SHPO). The National Register includes listings of buildings, structures, sites, objects, and districts possessing historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local levels. The National Register criteria and associated definitions are outlined in the National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation. The following is quoted from National Register Bulletin 15:

Criteria

Generally, resources (structures, sites, buildings, districts, and objects) over 50 years of age can be listed in the National Register provided that they meet the evaluative criteria described below. Resources can be listed individually in the National Register or as contributors to an historic district. The National Register criteria are as follows:

- A. Resources that are associated with events that have made a significant contribution to the broad patterns of history;
- B. Resources that are associated with the lives of persons significant in our past;
- C. Resources that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant or distinguishable entity whose components may lack individual distinction; or
- D. Resources that have yielded or may likely yield information important in prehistory or history.

THE CALIFORNIA REGISTER CRITERIA FOR EVALUATION

The California Register of Historical Resources (CRHR) is the official list of properties, structures, districts, and objects significant at the local, state, or national level. California Register properties must have significance under one of the four following criteria and must retain enough of their historic character or appearance to be recognizable as historical resources and convey the reasons for their significance (i.e. retain integrity). The California Register utilizes the same seven aspects of integrity as the National Register. Properties that are eligible for the National Register are automatically eligible for the California Register. Properties that do not meet the threshold for the National Register may meet the California Register criteria.

1. Associated with events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;
2. Associated with the lives of persons important to the local, California or national history

3. Embodies the distinctive characteristics of a design-type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value; or
4. Yields important information about prehistory or history of the local area, California or the nation.

CRHR criteria are similar to National Register of Historic Places criteria, and are tied to CEQA, so any resource that meets the above criteria, and retains a sufficient level of historic integrity, is considered an historical resource under CEQA.

CITY OF CAMPBELL

The City of Campbell uses the following review criteria to evaluate properties for listing as historic resource inventory properties or landmarks.

1. Review criteria for historic resource inventory property or landmark. In matters where designation of a historic resource inventory property or landmark are involved, the historic preservation Board and the City Council shall consider the following criteria as guides in making its determination:
 - a. Historical and cultural significance.
 - i. It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, or social history;
 - ii. It is identified with persons or events significant in local, state, or federal history;
 - iii. It embodies distinctive characteristics of a method, period, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or
 - iv. It is representative of the notable work of an architect, builder, or designer.
 - b. Architectural, engineering, and historical significance.
 - i. The construction materials or engineering methods used in the proposed historic resource inventory property or landmark are unusual or significant or uniquely effective; or
 - ii. The overall effect of the design of the proposed historic resource inventory property or landmark is unique, or its details and materials are unique, or unusual.
 - c. Neighborhood and geographic setting.
 - i. It materially benefits the historic character of the neighborhood;
 - ii. Its location represents an established and familiar visual feature of the neighborhood, community, or city.

INTEGRITY

When evaluating a resource for the NHRP or CRHR, one must evaluate and clearly state the significance of that resource to American history, architecture, archaeology, engineering, or culture. A resource may be considered individually eligible for listing in the NRHP or CRHR if it meets one or more of the above listed criteria for significance and it possesses historic integrity. Historic properties must retain sufficient historic integrity to convey their significance. The following seven aspects define historic integrity:

- Location. The place where the historic property was constructed or the place where the historic event occurred.
- Design. The combination of elements that create the form, plan, space, structure, and style of a property.
- Setting. The physical environment of a historic property.
- Materials. The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
- Workmanship. The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
- Feeling. A property's expression of the aesthetic or historic sense of a particular period of time.
- Association. The direct link between an important historic event or person and a historic property.

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance. Comparisons with similar properties should also be considered when evaluating integrity as it may be important in deciding what physical features are essential to reflect the significance of a historic context.

FINDINGS

NATIONAL REGISTER OF HISTORIC PLACES/CALIFORNIA REGISTER OF HISTORICAL RESOURCES

This section uses the historic information discussed above to evaluate the property at 96 East Rincon Avenue in Campbell for historic significance. The NRHP/CRHR uses generally the same guidelines as the National Register of Historic Places (developed by the National Park Service); as such, selected language from those guidelines will be quoted below to help clarify the evaluation discussion.

To be potentially eligible for *individual* listing on the NRHP/CRHR, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. The subject building at 96 East Rincon Avenue was constructed circa 1922 and therefore meets the age requirement. In terms of historic significance, the NRHP/CRHR evaluates a resource based on the following four criteria:

Criterion A/1 (event)

As stated by the National Park Service (NPS), this criterion “recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city’s prominence in trade and commerce.”²⁰ When considering a property for significance under this criterion, the associated event or trends “must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city...Moreover, the property must have an important association with the event or historic trends”²¹

The arrival of the railroad in 1877 allowed for the Campbell area to become prosperous due to early experiments in fruit packing and canning, and the town’s early industrial activities revolved around the fruit industry. Residential development in the 1910s and 1920s expanded beyond the downtown core, and into lands that had previously been utilized for fruit and crop production. At the time that the Curtis subdivision was laid out in 1904, the surrounding area was still dedicated to agricultural use. The residence at 96 East Rincon Avenue was constructed between 1922 and 1928, as part of the Curtis Subdivision. The home was one of many constructed during a period of rapid suburban development in Campbell, in other similar developments such as Hyde Residential Park and the Sunnyside tract in the immediate vicinity. Specifically, the area experienced two building booms around the time that the subject property was constructed; one from 1923 to 1924, and another from 1927 to 1931.

While this home does fit into the city’s early 20th century suburban residential development period in Campbell, the subject property itself does not have an important or distinctive association with the development pattern, as this was one of many rural-turned-urban tracts of land, parceled down to accommodate single-family homes in the area. The Curtis subdivision has not been identified as a significant tract with respect to the development of Campbell in the early decades of the 20th century. As such, the property does not qualify for listing on the NRHP or the CRHR under Criterion A/1.

²⁰ National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, online at http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm

²¹ *Ibid.*

Criterion B/2 (person)

This criterion applies to properties associated with individuals whose specific contributions to history can be identified and documented. The NPS defines significant persons as “individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person’s important achievements. The persons associated with the property must be individually significant within a historic context.” The NPS also specifies that these properties “are usually those associated with a person’s productive life, reflecting the time period when he or she achieved significance.”²²

The earliest identified homeowner was Samuel Smith, who owned the property from around 1930 through around 1935. Smith worked at a local cannery as a laborer. Roland and Flora Hughes, along with their three children, occupied the home from the mid-1930s through 1975, for roughly 40 years. Hughes worked as a mechanic and public school driver. These early owners, and later subsequent owners did not appear to be recognized for their contributions within a local, state, or national historic context, nor were they found to have achieved a sufficient level of significance locally or nationally to qualify the home for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 (design/construction)

Under this criterion, properties may be eligible if they “embody the distinctive characteristics of a type, period, or method of construction, ...represent the work of a master, ...possess high artistic values, or...represent a significant and distinguishable entity whose components may lack individual distinction.”²³

According to the NPS, “ ‘Type, period, or method of construction’ refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history.”²⁴

To evaluate whether 96 East Rincon Avenue embodies a “type, period, or method of construction,” Virginia Savage McAlester’s, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America’s Domestic Architecture* was referenced, as it discusses a variety of house types with respect to stylistic characteristics and periods of development.²⁵ The *Historical Overview and Context Statements for the City of Campbell*, created in 1996, noted that simplified versions of the Arts and Crafts influenced styles, including Craftsman and Prairie style homes, created an off-shoot of simplified versions of these styles, referred to as bungalows.²⁶

The bungalow style was popularized in the United States during the first three decades of the twentieth century and was the dominant style for smaller houses built across the country. The style originated in southern California and was quickly spread throughout the country by

²² National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation.

²³ *Ibid.*

²⁴ *Ibid.*

²⁵ McAlester, *A Field Guide to American Houses*, 567.

²⁶ Laffey. *Historical Overview and Context Statements for the City of Campbell*, 15.

pattern books and magazines, which offered plans and sometimes complete pre-cut packages of lumber and detailing to be assembled by local workers. The identifying features of this style include:

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhangs; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or piers frequently extend to ground level (without a break at level of porch floor); commonly one or one and one-half stories high, although two-story examples occur in every subtype.²⁷

The materials and methods of construction used in the building are typical of the periods it was built in, but are not exceptional in quality or execution. In addition, this circa depression-era building does not appear to embody the work of a master architect. Though the house is of notable age, it is not an exemplary type nor rare example of this style in Campbell. There are other homes in Campbell that have a much higher design value and are more representative of this particular style.

Based on a review of the above information, the property at 96 East Rincon Avenue does not appear to be eligible for listing on the NRHP or on CRHR under Criterion C/3.

Criterion D/4 (information potential)

Archival research and physical investigation of the site focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility for the CRHR under Criterion D/4.

INTEGRITY EVALUATION

Evaluation of potential historic resources is a two-part process. A property must meet one or more of the criteria for significance, and possesses historic integrity. Since the property (residence, land, and outbuildings) was not found to exhibit the level of significance necessary for listing on the CRHR, evaluation of the building's integrity is unnecessary.

CITY OF CAMPBELL

As discussed above, the property at 96 East Rincon Avenue does not have a significant association with Campbell's Architecture and Shelter historical context (Criteria A/i). Further, the building is not important for association with any significant persons living at the property with or events that occurred within Campbell (Criteria A/ii). While the building does exhibit characteristics of a particular method, period, and type of construction, it is not considered to be an 'exceptional' example of these as this criteria would require (Criteria A/iii).

The building's original construction materials were widely available and not unique to this structure at the time of erection (Criteria B/i). The construction methods and overall effect of the building's design are not unique or unusual to the area, as many other higher-quality examples of this type of design exist through out the surrounding area (Criteria B/ii).

²⁷ Virginia Savage McAlester, *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (New York: Alfred A. Knopf, 2013), 567.

The immediate neighborhood, the Curtis subdivision, which is bisected by Rincon Avenue, has been altered from its early 1920s character. This surrounding area includes multi-family housing, properties with significant rear additions, new two-story contemporary suburban homes, and a few tract homes and bungalows of era as 96 East Rincon Avenue. As such the property does not materially benefit the historic character of the neighborhood, since the immediate surrounding neighborhood, as a whole, does not retain its 1920s historic character (Criteria C/i). The property's geographic location, located at the middle of a residential block, does not necessarily represent an established or familiar visual feature of the neighborhood, community, or city, as there are many other homes throughout Campbell that are situated in the middle of this type of block (Criteria C/ii). The house is not immediately visible upon approaching East Rincon Avenue from S. 4th Street. A corner lot, or possibly a lot located across from a terminating street may have this quality.

The building does not appear to meet the threshold of significance for local historical importance. For these reasons, the property does not appear to qualify for listing as a Campbell historic resource inventory property or landmark.

CONCLUSION

In summary, the subject property at 96 East Rincon Avenue does not display a level of historical significance or integrity that would qualify it for listing as a historic resource on the California Register of Historical Resources or on the National Register of Historic Places under any criteria. This particular example of a bungalow residence does not appear to be significant at the local level, as it does not possess exceptional levels of 'historical and cultural history' nor does it exhibit exceptional levels of 'architectural, engineering, and historical significance' within Campbell's built environment.

REFERENCES

- Archives & Architecture, *Alice Avenue Historic District Context Statement*, submitted to the Community Development Department, Planning Division, City of Campbell, 2003.
- "Big Building Boom on in Campbell," *Healdsburg Tribune*, February 14, 1922.
- City of Campbell, *Historic Resources Inventory*, November 2012.
- Historic Preservation Board, *Historic Evaluation Sheet: 96 E. Rincon*, City of Campbell, 1998.
- Historic Preservation Study Committee, *Building Evaluation Sheet: 96 E. Rincon Ave.*, City of Campbell, 1982.
- Hoke, Mark. *96 E. Rincon Avenue: DPR 523A Form*, City of Campbell, 1977.
- Laffey, Glory Anne. *Historical Overview and Context Statements for the City of Campbell*, submitted to the Department of Community Development, Planning Division, City of Campbell, 1996.
- McAlester, Virginia Savage. *A Field Guide to American Houses: The Definitive Guide to Identifying and Understanding America's Domestic Architecture*. New York: Alfred A. Knopf, 2013.
- National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, online at http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm



CITY OF CAMPBELL • HISTORIC PRESERVATION BOARD
Staff Report • MAY 25, 2016

PLN2016-73 Colton, B. Application of Mr. Brice Colton, on behalf of Habitec Architecture, and Design for a Modification (PLN2016-73) to previously approved Planned Development Permits (PD84-02, PD84-05, PD90-01 and M92-11) to allow the exterior remodel of an existing building that is listed on the City's Historic Resource Inventory (George Hyde Co. / Sunsweet Growers) as well as associated on-site and off-site improvements and a Tree Removal Permit (PLN2016-154) to allow the removal of protected tree(s) on property located at **300 & 307 Orchard City Drive** (previously 93 S. Central Avenue) in the P-D (Planned Development) Zoning District.

STAFF RECOMMENDATION

That the Historic Preservation Board take the following action:

1. **Adopt a Resolution**, incorporating the attached findings, recommending that the Planning Commission recommend approval of a Modification (PLN2016-73) to previously approved Planned Development Permits (PD84-02, PD84-05, PD90-01 and M92-11) to allow the exterior remodel of an existing building that is listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on-site and off-site improvements and a Tree Removal Permit (PLN2016-154) to allow the removal of protected tree(s).

DISCUSSION

Project Location & Addressing: The project site is the Water Tower Plaza and portions of City parking lots and right-of-way located at and along south side of Orchard City drive, west of Railway Avenue, and east of S. First Street (reference **Attachment 3**, Location Map). The Water Tower Plaza, which includes the George E. Hyde Company/Sunsweet Growers building (reference **Attachment 4** – Primary Record), is listed as a significant historic resource on the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory. Over the years, the site (which includes the City parking lot) has been attributed to various addresses (including 93 N. Central Avenue), but is recognized as 300 & 307 Orchard City Drive. It should be noted that 307 Orchard City Drive, has also been attributed to the office development located at 46 N. Central Avenue to the north (containing the Farmers Union Packing House / Sunsweet Plant #1), which is not associated with this project.

Project Proposal: The applicant is seeking approval of a Modification (PLN2016-73) to allow exterior façade and site upgrades to the Water Tower Plaza. The proposal is intended to renovate the site with 'particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company' (1892-1937). The proposal would remove non-historic elements of

the building and site¹, reconfigure entrances, and improve accessibility. A more detailed/bulleted scope of work has been included on page 2 of the applicant's design consultation memo (reference **Attachment 6** – Applicant's Consultant Memo - Page & Turnbull). The applicant is also requesting approval of a tree removal permit, for the removal of two olive trees which occur near the outdoor open space to the rear/southwest of Building A & D (reference **Attachment 5** – Project Plans; Sheet A1.0, Detail 12)

This proposal has no use related component, nor would it serve to supersede or modify any previously established operational restriction.

ANALYSIS

The purpose of the Historic Preservation Board review is to provide direction to the applicant and staff regarding whether or not the project, as proposed, is in compliance with the Historic Preservation Ordinance.

Environmental Review: Staff is currently evaluating the impact the proposed changes could have on the historic resource through an environmental review process. The proposed conditions of approval would negate the necessity for a Mitigated Negative Declaration (MND), and could allow the preparation of a Negative Declaration (ND). The conditions of approval, already included for consideration, are intended to reduce environmental impacts to a less than significant level.

Historic Preservation Board Review Authority and Scope: The HPB has review authority over the proposed modification of historic structures to ensure that the project is in compliance with the Historic Preservation Ordinance. In addition, the HPB is responsible to consider whether or not the modifications are consistent with the Secretary of Interior Standards for the Treatment of Historic Properties.

To assist in this evaluation, the City contracted with Mark Sandoval, AIA, to review the project (reference **Attachment 7** – City Consulting Architect Review – Mark Sandoval) consistent with CMC Section 21.54.050.C. and prepare a brief analysis of the project's architecture and how it complies of the Secretary of the Interior's Standards for Rehabilitation. Discussions on these topics are provided in their applicable sections which follow.

Consulting Architect Review: The project was prepared by Habitec Architecture, and reviewed by Page & Turnbull, a historic preservation firm (hired by the applicant), as well as the City's Consulting Architect, Mark Sandoval (contracted by the City). The analysis provided by Mark Sandoval, takes into account the comments provided by Page and Turnbull and provides further analysis on points raised in their review, as well as feedback from his own review of the project.

In Mark Sandoval's report, the overall impression is very supportive, finding that proposed alterations are imaginative, reinforce the existing industrial narrative of the site's past, and should create an exciting and refreshing new look which adds to the vitality of the historic

¹ Removed features include green fabric awnings throughout the site, brick planters, an arched entry system at Building J, and a parapet which obscured original clerestory windows on Building G.

resource. However, Mark raises the following points for consideration by the City (responses to the report has been provided as **Attachment 8** – Applicant Responses to Consulting Architect Feedback, and paraphrased by staff in below).

1. *Construction details are too vague in areas, and lack important detail information on how the additions are to attach, interface, and be structurally supported. Selective demolition of localized areas in question could be performed to provide greater clarity on the limits and magnitude of construction work involved, and drive important decisions on what protective measures or monitoring of the project would be needed during the construction process.*

The applicant has provided enhanced details on the construction method and anticipated weight of proposed features (reference **Attachment 8**).

- The HPB should consider whether additional information should be provided. If additional information or investigative research is determined appropriate, the HPB should be prepared to articulate what research should (or could) be conducted. IF it is required, staff recommends that the Board consider requesting a continuance to a date uncertain to allow the applicant sufficient time to conduct the additional research/work (if applicable).

2. *The decision making body may want to explore adding a steel canopy, or alternative structure to provide shelter and identity to the entry between buildings H & J.*

The applicant is not intending to install an additional shelter in this area.

- The HPB should consider if the addition of a steel canopy, or similar shelter between buildings H&J is necessary or if it would present any concerns.

3. *The decision making body may want to request more details on the landscaping, privacy fence, pergola and lighting proposed in the plaza area.*

City standards would require that any new lighting be adequately down shielded to avoid obnoxious light or glare from impacting residents of the condominium units. New landscaping over 500 sq. ft. in area will be required to comply with the City's Water Efficient Landscaping Ordinance. Staff intends to request detailed drawings of these details, which typically occurs at time of Building Permit submittal.

4. *The decision making body may want to request the applicant to submit a comprehensive sign program to address the wide collection of various signs within the complex, and to establish standards for new signs. This would ultimately help add greater cohesion to the entire project to create a more unified and central design theme for the site.*

The project does not include a proposal for any signs at this time. A subsequent approval of a master sign program will be required for new tenant signs.

In consideration of the feedback provided by the City's Consulting Architect, the HPB may want to accept the project as an improvement or recommend their own changes or conditions for Planning Commission consideration.

Evaluation of the Secretary of Interior’s Standards for Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project site was originally used as a packaging plant. Over the years, the use of the property has changed to include office uses (Famers Insurance, Charge Point, etc.), a restaurant (Komatsu Japanese Cuisine), and a bar (Khartoum). The operation of these facilities and the established use of the property would not be changed by the proposal.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The project seeks to retain the historic character of the property, and remove non-historic elements of the building and site. The removal of the two olive trees, which are located in an interior/rear courtyard of the site, would not diminish the historic character of the site.

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

The proposed renovations would ‘rehabilitate historic architectural features where possible, and introduce new elements that respect the site’s industrial past’. Where new features have been introduced, the materials and architectural embellishments are clearly more contemporary (metal clad, corrugated metal cornices), which serve to differentiate the elements from the historic development.

- Staff recommends the HPB consider the design of the proposed sign, which staff and the consulting architect believe to be a positive addition to the property which pays homage to the industrial past without creating a false sense of history. While the sign mimics the painted white lettering of signs of this era (i.e. the George E. Hyde Co. sign located on the south side of Building C) the design incorporates more modern lettering, fonts, and design which serve to differentiate it from the historical development.
- Staff recommends the HPB consider requiring a historic plaque (reference **Attachment 9**) to be posted on the property which includes a brief accounting of the properties history, and provides photos which show the original building. This plaque would also help an onlooker differentiate what has been added to the building, from what was original.



4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The changes proposed to the property are intended to minimize impact to both the existing structures and features, and those which have been added over the years. Where existing features are proposed for removal, such as the green fabric awnings, stucco bands, and arched entry on Building J, these additions generally occurred in the 1980's, and are not considered to have a historical significance in their own right. Where design improvements are proposed to be added, such additions will not alter the historical significance of the buildings.

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

The applicant's proposal seeks to retain the existing building and preserve the distinctive materials (red brick) and finishes (exposed, unpainted brick) to the extent feasible. The applicant is proposing a seismic retrofit for portions of the building, which will reinforce the construction techniques of the building and help ensure the building is more stable in the event of an earthquake.

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

The applicant proposes to restore the clerestory windows which could have been considered a distinctive feature of the building. Where a historic feature is damaged, the applicant would propose to rehabilitate it. When rehabilitation is not an option, the applicant intends to match it in design, color, texture and material to the extent feasible.

- Staff recommends the HPB to review the draft Condition of Approval proposed by staff to establish guidelines for the contractor/applicant to stop work, and submit revised plans to the Community Development Department for either referral back to the HPB or decision by the Community Development Director, in the event that damage to the building (rot/decay) is discovered which requires work outside of the approved project.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

The applicant is not proposing to use any chemical or physical treatment (sanding, scraping etc.) that could damage any historic material.

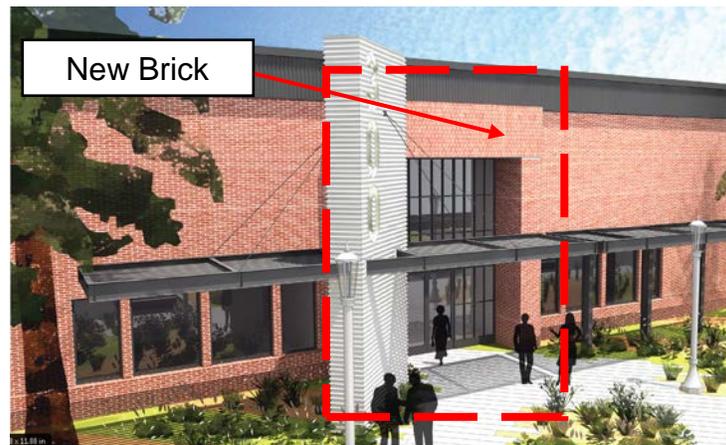
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

No archeological interests are known to exist with the subject property, nor is excavation proposed to such a degree that a resource (if one were to exist) would be disturbed.

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

The proposed changes, as conditioned, would be compatible with the historical materials, size, scale, and proportion and massing of the property and its environment. The applicant has provided a statement which affirms that the weight and method new features would be affixed, would not endanger, or destroy, historic features. Where new additions are proposed, the materials and design is respectful of the properties past but does not seek to recreate it.

- Staff recommends the HPB to review the draft Condition of Approval proposed by staff which would require the new brick at the entrance of Building J be differentiated from the old brick of the building. Moreover, staff would request the HPB either strike the draft Condition of Approval or include enhanced language specifying in what manner the new brick should be differentiated (e.g. spacing, color, size).



- Staff recommends the HPB consider the comments raised by the City’s Consulting Architect and evaluate if additional details, or construction details or inspections should be conducted, and determine if the application should return to HPB to evaluate those details before a recommendation is made.
10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If any of the proposed features were constructed and removed in the future, the essential form and integrity of the property would be unimpaired. Where features are bolted, or affixed to the building, only minor wear and damage to the building would be anticipated to occur when removed and could readily be patched or repaired to a near original state.

DISCUSSION ITEMS

The following is a list of discussion items consider in review of this application:

- Does the project comply with the Secretary of Interior Standard and the City’s Historic Preservation Ordinance?
- Are staff’s recommended solutions provided to achieve compliance with all applicable regulations appropriate and/or desirable?
- Does the Board recommend additional modifications to the project or conditions of approval to achieve consistency with City regulations?

Additionally, the following list summarizes staff recommendations which were raised throughout the project analysis:

- The HPB should consider whether additional information should be provided. If additional information or investigative research is determined appropriate, the HPB should be prepared to articulate what research should (or could) be conducted. IF it is required, staff recommends that the Board consider requesting a continuance to a date uncertain to allow the applicant sufficient time to conduct the additional research/work (if applicable).
- The HPB should consider if the addition of a steel canopy, or similar shelter between buildings H&J is necessary or if it would present any concerns.
- Staff recommends the HPB consider the design of the proposed sign, which staff and the consulting architect believe to be a positive addition to the property which pays homage to the industrial past without creating a false sense of history. While the sign mimics the painted white lettering of signs of this era (i.e. the George E. Hyde Co. sign located on the south side of Building C) the design incorporates more modern lettering, fonts, and design which serve to differentiate it from the historical development.
- Staff recommends the HPB consider requiring a historic plaque (reference **Attachment 9**) to be posted on the property which includes a brief accounting of the properties history, and provides photos which show the original building. This plaque would also help an onlooker differentiate what has been added to the building, from what was original.
- Staff recommends the HPB to review the draft Condition of Approval proposed by staff to establish guidelines for the contractor/applicant to stop work, and submit revised plans to the Community Development Department for either referral back to the HPB or decision by the Community Development Director, in the event that damage to the building (rot/decay) is discovered which requires work outside of the approved project.
- Staff recommends the HPB to review the draft Condition of Approval proposed by staff which would require the new brick at the entrance of Building J be differentiated from the old brick of the building. Moreover, staff would request the HPB either strike the draft Condition of Approval or include enhanced language specifying in what manner the new brick should be differentiated (e.g. spacing, color, size).
- Staff recommends the HPB consider the comments raised by the City’s Consulting Architect and evaluate if additional details, or construction details or inspections

should be conducted, and determine if the application should return to HPB to evaluate those details before a recommendation is made.

To address staff recommendations (where appropriate), staff has prepared Draft Conditions of Approval for consideration (reference **Attachment 2**, Draft Conditions of Approval of PLN2016-73). Please note these Conditions of Approval can be removed, added to, or modified at the discretion of the Historic Preservation Board.

NEXT STEPS

If the HPB recommends approval of the project to the Planning Commission, staff recommends that specific project changes required to achieve compliance with the Secretary of Interior Standards (if any) be forwarded as recommended Conditions of Approval.

ALTERNATIVES

- If substantial changes or additional information is requested by the Historic Preservation Board, the Board can request the project be continued to a date uncertain and brought back to the Historic Preservation Board for further review.
- If the Historic Preservation Board does not find the proposed changes are in keeping with the review criteria, the Board can forward a recommendation to deny the project to the Planning Commission.

Attachments:

1. Findings Recommending Approval of PLN2016-73 & PLN2016-154
2. Draft Conditions of Approval of PLN2016-73 & PLN2016-154
3. Location Map
4. Primary Record
5. Project Plans
6. Applicant's Consultant Memo - Page & Turnbull
7. City Consulting Architect Evaluation Report -Mark Sandoval
8. Applicant Responses to Consulting Architect Feedback
9. Historic Plaque

Prepared by:



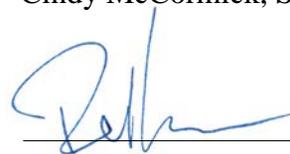
Stephen Rose, Associate Planner

Reviewed by:



Cindy McCormick, Senior Planner

Approved by:



Paul Kerymoyan, Community Development Director

**FINDINGS RECOMMENDING APPROVAL OF FILE NO. PLN2016-73 & PLN2016-154
(MODIFICATION & TREE REMOVAL)**

SITE ADDRESS: 300 & 307 Orchard City Drive
APPLICANT: Brice Colton
OWNER: Water Tower Fee Owner, LLC
HPB MEETING: May 25, 2016

Findings recommending the Planning Commission recommend approval a Modification (PLN2016-73) to previously approved Planned Development Permits (PD84-02, PD84-05, PD90-01 and M92-11) to allow the exterior remodel of an existing building that is listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on-site and off-site improvements and a Tree Removal Permit (PLN2016-154) to allow the removal of protected tree(s).

The Historic Preservation Board finds as follows with regard to File No. PLN2016-73:

1. The zoning designation for the project site is P-D (Planned Development). Exterior alterations to a historic property in this zoning district may occur with the approval of a Planned Development Permit.
2. The project consists of exterior façade and site upgrades to the Water Tower Plaza.
3. The proposal is intended to renovate the site with particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company (1892-1937).
4. The proposal would remove non-historic elements of the building and site, reconfigure entrances, and improve accessibility.
5. The changes proposed by the project are consistent with the Historic Preservation Ordinance, and the Secretary of Interior Standards and do not detract from the existing architectural character of the building or site.
6. The proposed exterior changes are consistent with the purpose of the Historic Preservation ordinance to enhance the visual character of the city by encouraging and regulating the compatibility of architectural styles within historic districts reflecting unique and established architectural traditions.
7. The changes proposed, including the request to remove two olive trees, will be reviewed to determine conformance with the City's zoning regulations by the Planning Commission at a public hearing. At such time, the Historic Preservation Board's recommendation for approval will be taken into consideration.

Based upon the foregoing findings of fact, the Historic Preservation Board further finds and concludes that:

1. The action proposed is consistent with the purpose of the Historic Preservation Ordinance.
2. The action proposed is consistent with the Secretary of the Interior's Standards for the treatment of historic properties with guidelines for preserving, rehabilitating, restoring and reconstructing historic buildings.
3. The action proposed will not be detrimental to a structure or feature of significant aesthetic, architectural, cultural, or engineering interest or value of an historical nature.

**HPB CONDITIONS FOR APPROVAL OF FILE NO. PLN2016-73 & PLN2016-154
(MODIFICATION & TREE REMOVAL)**

SITE ADDRESS: 300 & 307 Orchard City Drive
APPLICANT: Brice Colton
OWNER: Water Tower Fee Owner, LLC
HPB MEETING: May 25, 2016

1. Approved Project: Approval granted for a Modification (PLN2016-73) to previously approved Planned Development Permits (PD84-02, PD84-05, PD90-01 and M92-11) to allow the exterior remodel of an existing building that is listed on the City's Historic Resource Inventory (George Hyde Co. Sunsweet Growers) as well as associated on-site and off-site improvements and a Tree Removal Permit (PLN2016-154) to allow the removal of protected tree(s). The project shall substantially conform to the Project Plans stamped as received by the Community Development Department on February 25, 2016, except as may be modified by the Conditions of Approval specified herein.
2. Rehabilitation: All features dating to the complex's drying and canning eras should be rehabilitated wherever feasible. If any of these features are found to be deteriorated, careful repair is preferred treatment. If deterioration is severe enough so that the feature has failed, the replacement should match the original in design, color, texture, and materials.
3. Historic Plaque: The applicant shall submit plans for a historic plaque to be installed on either a monument or on a plaque in visible location on the property. The design, placement, and installation method of the plaque shall be to the satisfaction of the Community Development Director.
4. Brick: New brick, where added to the entry of Building J, shall be differentiated from the old/historic brick of the building to the satisfaction of the Community Development Director.
5. Contractor - Unexpected Conditions: In the event that unexpected damage or historic features (e.g. signage, murals, historic openings or brickwork) are discovered during the construction process, the contractor shall stop work on the affected portion of the project and seek written authorization of the Community Development Director prior to proceeding. To obtain authorization, the contractor shall work with the project architect/applicant to evaluate options to restore the existing material to the extent feasible. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence to the satisfaction of the Community Development Director.
6. Salvage: Where significant historic features cannot be restored in place, they shall be salvaged for use elsewhere on the site, donated to a historic agency, or used for interpretive display.

Location Map



State of California – The Resources Agency	Primary # _____
DEPARTMENT OF PARKS AND RECREATION	HRI # _____
PRIMARY RECORD	Trinomial _____
	NRHP Status Code _____
Other Listings	
Review Code _____	Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: George Hyde Co./Sunsweet Growers

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T: _____ R: _____ ; ¼ of _____ ¼ of Sec _____ ; B.M. _____

c. Address: 93 S. Central Ave (Currently 300 Orchard City Drive) City Campbell Zip 95008

d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN: 412-07-048

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

Several interconnected brick/wood commercial/industrial buildings of two or one-story height. Wood-frame windows, sloped roofs of corrugated tin.

Structures were developed twice for commercial use; in the 1970's for a retail/business center commonly known as "The Factory", and again in 1984-85, for a primarily business/office complex commonly known as "Water Tower Plaza." The exterior of the buildings have been completely remodeled, bearing little resemblance to the original structures described above. Present appearance features color-coordinated painting of wood trim/awnings; wood sideboard and extensive landscaping.

*P3b. Resource Attributes: (List attributes and codes) 1-3 story Commercial Building

*P4. Resources Present:

Building Structure Object
 Site District Element of District
 Other (Isolates, etc.)

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

10/21/2008

*P6. Date Constructed/Age and Source: Historic

Prehistoric

Both

1892-1909

*P7. Owner and Address: _____

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

Peggy Coats
City of Campbell Museum
51 N. Central Ave.

*P9. Date Recorded: 10/1985

*P10. Survey Type: (Describe)
Inventory Update

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P11. Report Citation: (Cite survey report and other sources, or enter "none.") 1977-78 Historic Survey. "Sunsweet", A history (Sunsweet Inc.)

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

*NRHP Status Code _____

Page 2 of 2 *Resource Name or # (Assigned by recorder) _____

B1. Historic Name: George Hyde Co./Sunsweet Growers

B2. Common Name: George Hyde Co./Sunsweet Growers

B3. Original Use: Industrial B4. Present Use: Commercial

*B5. Architectural Style: Brick Commercial/ Industrial building

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

Built, 1892-1909.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____

*B8. Related Features:

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Economic/Industrial Area _____

Period of Significance _____ Property Type _____

Applicable Criteria _____

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

The site was originally occupied from 1887-1890, by Flemmings Fruit Dryer, which employed 700 people and shipped 120 carloads of fruit during their first season of operation. They were acquired in 1890 by Frank Buxton's Dryer, which was in turn acquired, in 1892 by the Campbell Fruit Growers Union. Original complex consisted of a packing house, and 17 acres of fruit dry-yards, headed by Campbell grower F.M. Righter. In 1909, George Hyde bought the acreage and converted the packing house to a canning and dehydrating plant. In 1937, Hyde sold the facility to the California Prune and Apricot Growers Association, which he had been affiliated with since 1917. The site/complex became known as the Campbell Cooperative Dryer, one of five experimental dryers in the Sunsweet Association. It expanded to become a 48-tunnel plant, the largest in the world during the eleven affiliated dehydrators and dryers: Campbell, Feather River, Hollister, Morgan Hill, Napa, Oak Grove, Santa Rosa, Silverado, Solano, Tehama and Ukiah. Plant closed in 1971, and has since been used commercially.

B11. Additional Resource Attributes: (List attributes and codes) _____

*B12. References:

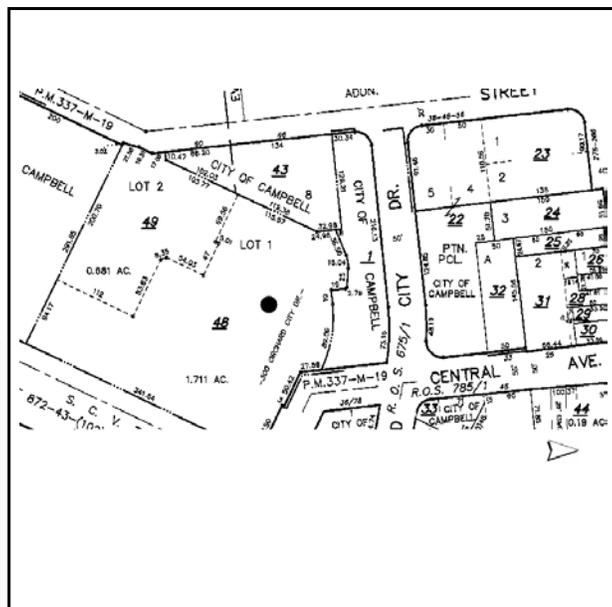
Tom M. King (October 20, 1977)
 City of Campbell Historic Survey 1977-78

B13. Remarks:

*B14. Evaluator: See P8

*Date of Evaluation: See P9

(This space reserved for official comments.)



THE CANNERY

AT 300 ORCHARD

SITE & BUILDING IMPROVEMENTS



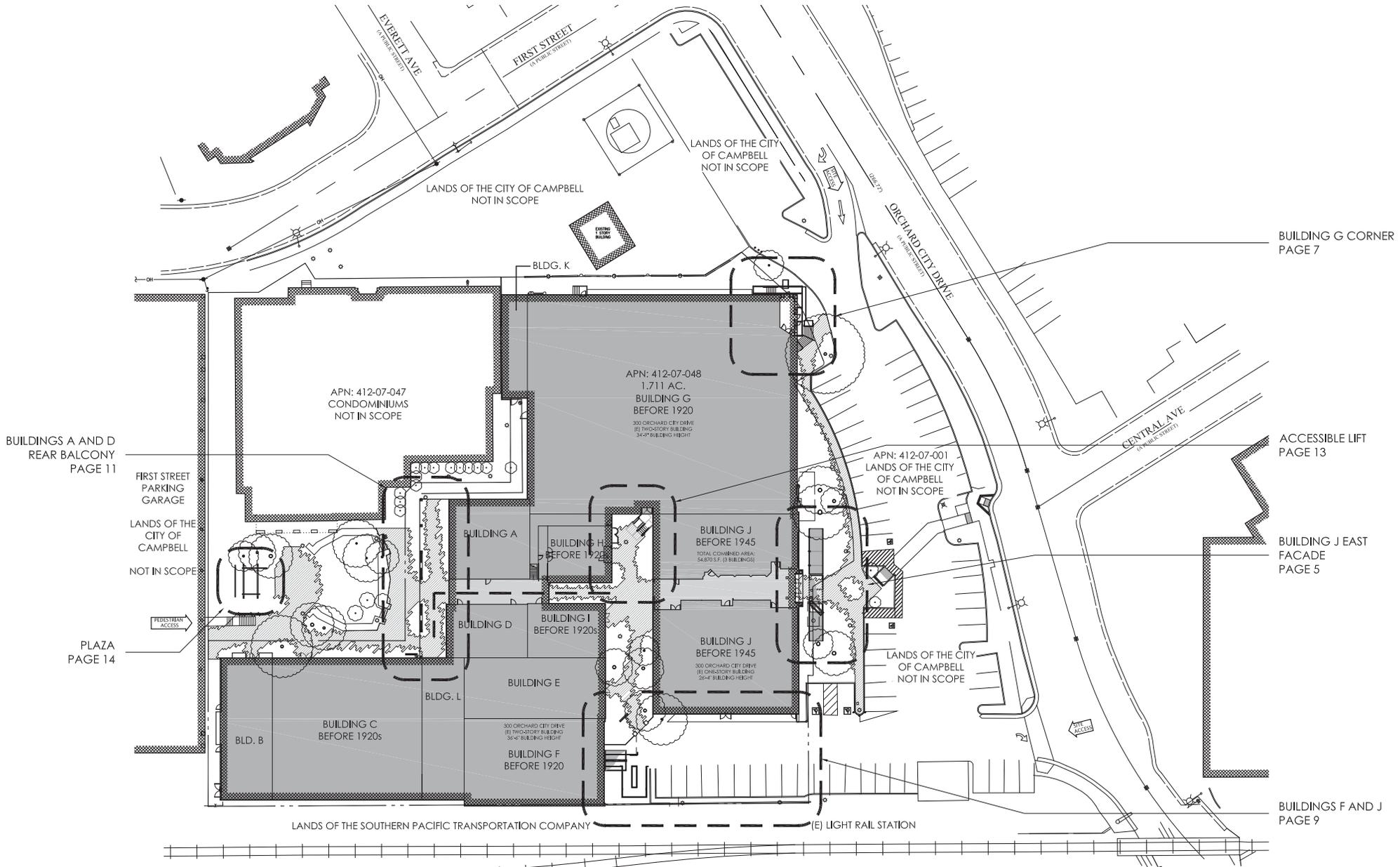
A PLANNING SUBMITTAL FOR:
THE CANNERY AT WATER TOWER PLAZA
SITE AND BUILDING EXTERIOR IMPROVEMENTS
300 ORCHARD CITY DRIVE
(FORMERLY 93 CENTRAL AVENUE)
CAMPBELL, CALIFORNIA 95008

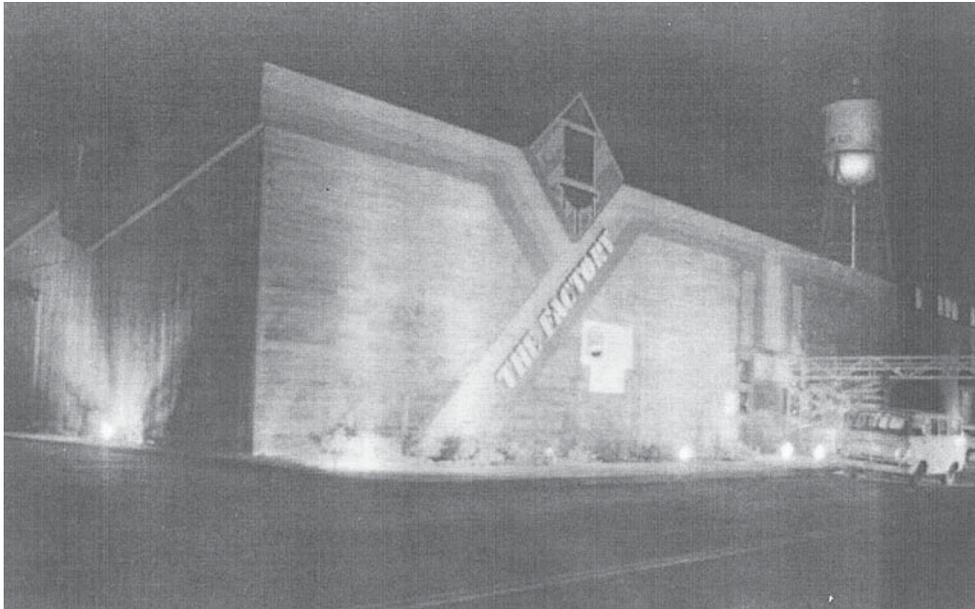
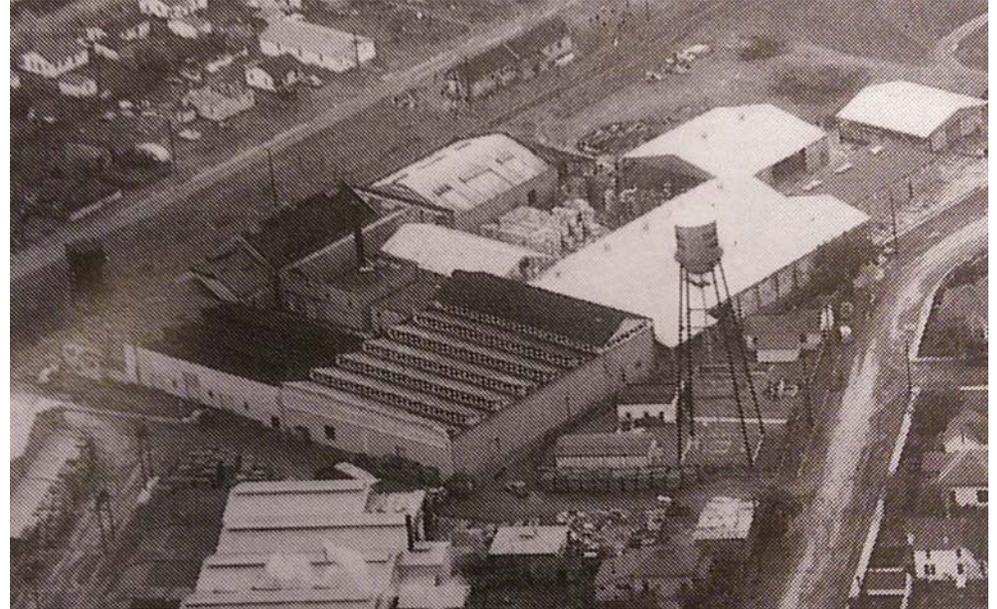
Our proposal for The Cannery, currently known as Water Tower Plaza, is not a historical restoration, but rather a contemporary update of this historical resource, with sensitivity to the memorable elements of the past and the future, and attracts new tenants looking for an atmosphere with more character than many modern buildings offer. We believe that a rejuvenation to elevate The Cannery to a competitive, high-quality, and business-oriented office center is consistent with the City of Campbell's objectives for the downtown core, and with the direction of today's economy.

This project has operated under many names and for many purposes, including the Campbell Fruit Growers' Union, the George E. Hyde Company, the California Prune and Apricot Growers' Association, The Factory, and Water Tower Plaza. Of these historic periods, the George E. Hyde Company and Water Tower Plaza are the most visible today. Most of the existing buildings were constructed during the Hyde era, and the current landscape, window treatments, and paint colors date to the Water Tower Plaza remodel of the 1980s.

As will be shown on the following pages, our proposal is to remove many of the non-historic elements added during the Water Tower Plaza era, restore iconic Hyde-era architectural features where feasible, and introduce new architectural features that respect the site's industrial past to create an attractive office center. New flexible amenities also offer a prosperous and innovative atmosphere which invites and accommodates today's workforce.

We selected the George E. Hyde and Company era as our inspirational platform because this period echoes the same progressiveness, vibrancy, and prosperity that we seek to return to the Cannery, characteristics needed in a competitive office center. George Hyde's cannery is a defining piece of Campbell's architecture and history, and we believe that our improvements will continue that legacy as the Cannery enters its second century.





TOP-LEFT: BUILDINGS G AND J EAST FACADE

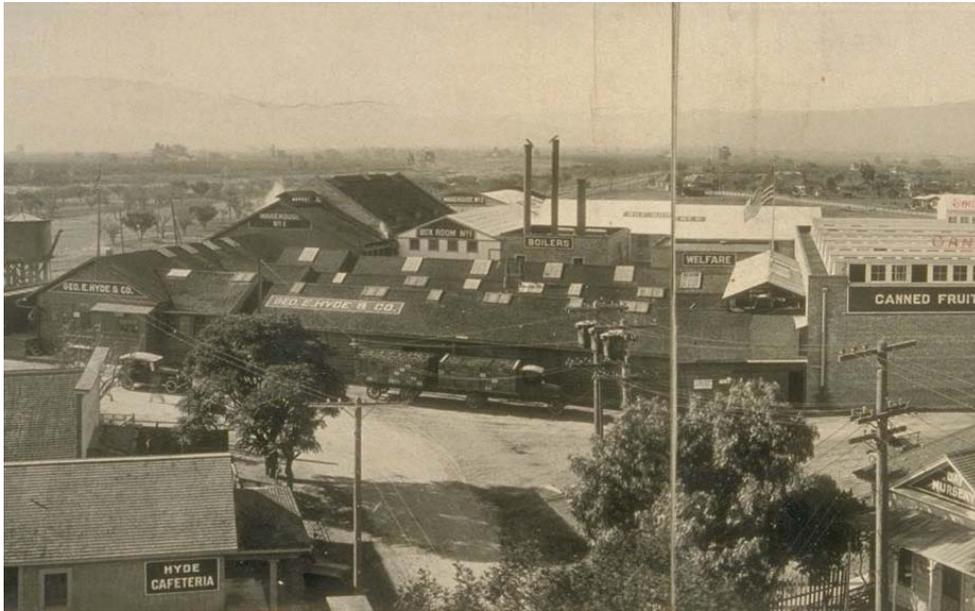
- From the August 1921 edition of the magazine *Canning Age*
- Building G (brick building at right)
- Original structure that was later replaced with Building J (wood building at left)

TOP-RIGHT: AERIAL FROM NORTH

- Aerial photo taken in 1945, showing all cannery buildings that exist in the present day
- Condominiums, parking structure, and parking lot not yet built
- Redwood trees not yet planted
- Additional buildings south of Building J and east of Building F (left side of this photo) no longer exist

BOTTOM-LEFT: BUILDINGS G AND J EAST FACADE

- Photo taken after the mid-1970s remodel and before the mid-1980s remodel
- Building J has wood siding (at left)
- Building G original clerestory windows still open (at right)



BUILDING J EAST FACADE

TOP-LEFT: Photo from between 1909 and 1931

- Building J not original Hyde building
- Original buildings replaced by 1945

TOP-RIGHT: Current photo

- Work from 1980s remodel will be removed, including:
 - Green fabric awnings
 - Stucco bands
 - Arched entry
- Historic plaque in front of building J will be relocated to the building facade

BOTTOM-LEFT: Proposed rendering

- Enlarged opening to breezeway with new industrial sash-style windows and brick frame
- Corrugated metal feature wall, light gray
- Corrugated metal cornice, dark gray
- Structural steel awnings, dark gray

LANDSCAPE

- Redwoods and other trees will remain
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers



BUILDING J EAST FACADE AT NIGHT



BUILDING G CORNER

TOP-LEFT: Photo from between 1909 and 1931

- Building G is an original Hyde building from before 1920
- Original clerestory windows still exist, but are hidden behind a stucco band

TOP-RIGHT: Current photo

- Work from 1980s remodel will be removed, including:
 - Green fabric awnings
 - Stucco bands
- Clerestory windows will be re-opened
- Corner entry will remain with modifications

BOTTOM-LEFT: Proposed rendering

- Corrugated metal awning, light gray
- Industrial sash-style windows
- Patio corner squared off with new guardrails
- Signage is placeholder and will be designed by signage consultant

LANDSCAPE

- Redwoods and other trees will remain
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers







BUILDINGS F AND J

TOP-LEFT: Photo from between 1909 and 1931

- Building F (background, with “HYDE & CO.” sign) is an original Hyde Cannery structure
- Other buildings have since been demolished and replaced with Building J and a parking lot
- Freight cars are stopped on the train tracks now used by the VTA

TOP-RIGHT: Current photo

- Work from 1980s remodel will be removed, including:
 - Green fabric awnings
 - Guardrails
 - Stucco bands
 - Brick planters

BOTTOM-LEFT: Proposed rendering

- Steel awnings
- Signage is placeholder and will be designed by signage consultant
- Corrugated metal cornice, dark gray
- VTA station is not in scope and not shown

LANDSCAPE

- Redwoods and other trees will remain
- Landscape replaced with drought-tolerant vegetation
- Fence between buildings F and J updated
- Guardrails at building F ramp and stairs updated





BUILDINGS A, D, AND L REAR BALCONY AND ARCADE

Please see aerial photos on previous pages for historic imagery of Buildings A, D, and L. These three buildings were most likely built prior to 1920.

TOP-LEFT: Original wood structure with paint removed

TOP-RIGHT: Current photo

- Work from 1980s remodel will be removed, including:
- Green fabric awnings
- Paint over original wood structure
- Balcony guardrail will be removed and replaced
- Brick planters adjacent to buildings

BOTTOM-LEFT: Proposed rendering

- Corrugated metal on buildings A and D roof screen and on building L facade
- Industrial sash-style windows
- Existing wood-framed balcony will be seismically upgraded with steel per structural drawings
- Balcony will receive new guardrails and shade pergola

LANDSCAPE

- Redwoods and other city-protected trees will remain
- Two olive trees that drop fruit on accessible paths will be removed
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers





ACCESSIBLE LIFT

LEFT: Current photo

- Work from 1980s remodel will be removed, including:
- Green fabric awnings
- Brick planters
- Non-ADA-compliant ramp

TOP-RIGHT: Proposed rendering

- Stairs, landing, and guardrails
- ADA-compliant lift

LANDSCAPE

- Redwoods and other city-protected trees will remain
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers
- Light fixtures relocated as required to provide accessible path of travel



PLAZA

TOP-LEFT: Current photo

- Work from 1980s remodel will be removed, including:
- Green fabric awnings

BOTTOM-LEFT: Proposed rendering

- New wood shade pergola and screen walls
- New outdoor furniture

LANDSCAPE

- Redwoods and other city-protected trees will remain
- Landscape replaced with drought-tolerant vegetation
- Hardscape replaced with linear concrete pavers
- Central brick terrace, planters, and grass will remain



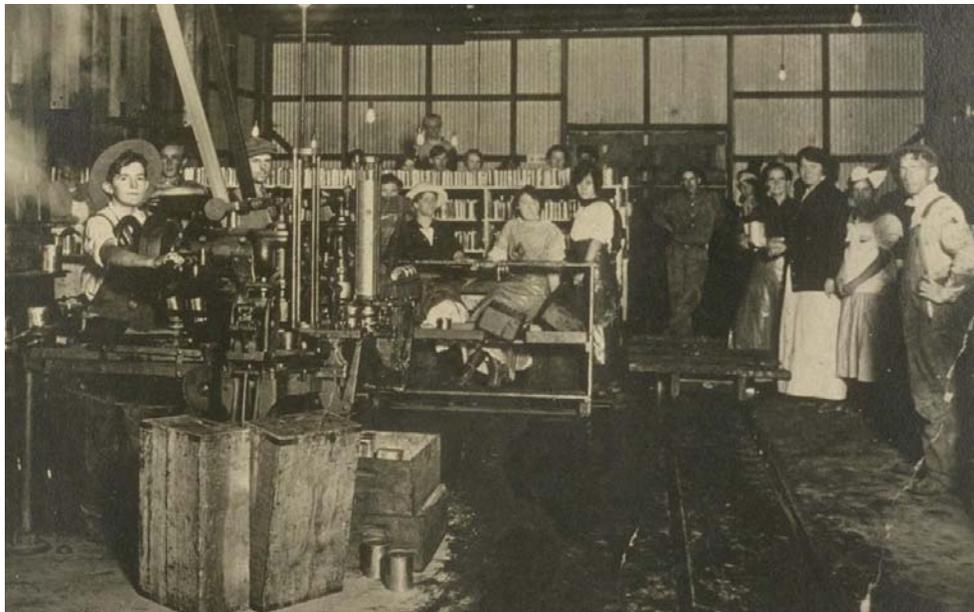
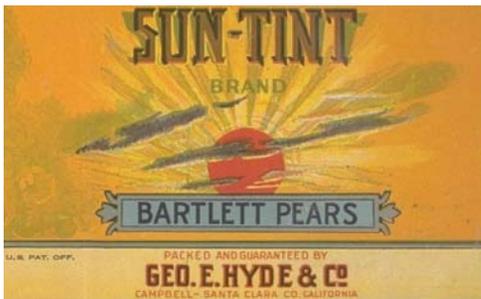
OVERALL FRONT ELEVATION ALONG ORCHARD CITY DRIVE
Street trees not shown for clarity but will remain



CHARACTER INSPIRATION IMAGES

Left-to-right, top-to bottom:

- Linear pavers and shrubs in New York's High Line park
- New signage painted on the historic Edward McGovern Tobacco Warehouse
- Corrugated metal, brick, and industrial sash windows
- Modern landscaping, brick, and industrial sash windows
- Steel cable guardrails



HYDE CANNERY IMAGES

Left-to-right, top-to bottom:

- Sign painted on Building C
- Photo dated 1920, Building G interior
- Peach and pear can labels
- Photo dated 1915, corrugated metal wall in background



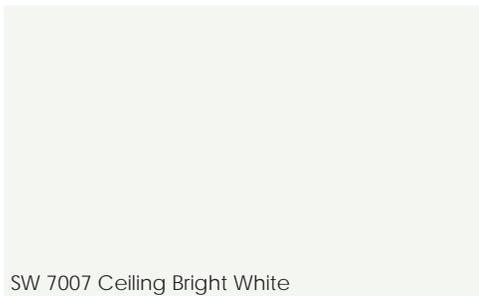
DE 6370 Charcoal Smudge



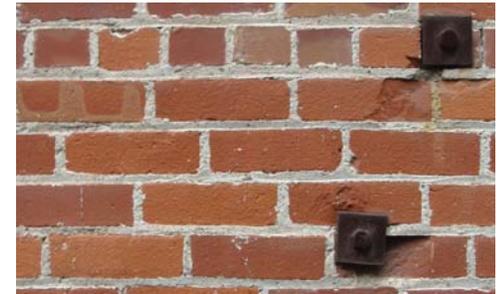
DE6366 Silver Spoon



DE5118 BBQ



SW 7007 Ceiling Bright White



Sanded red cedar stained with Weatherwood

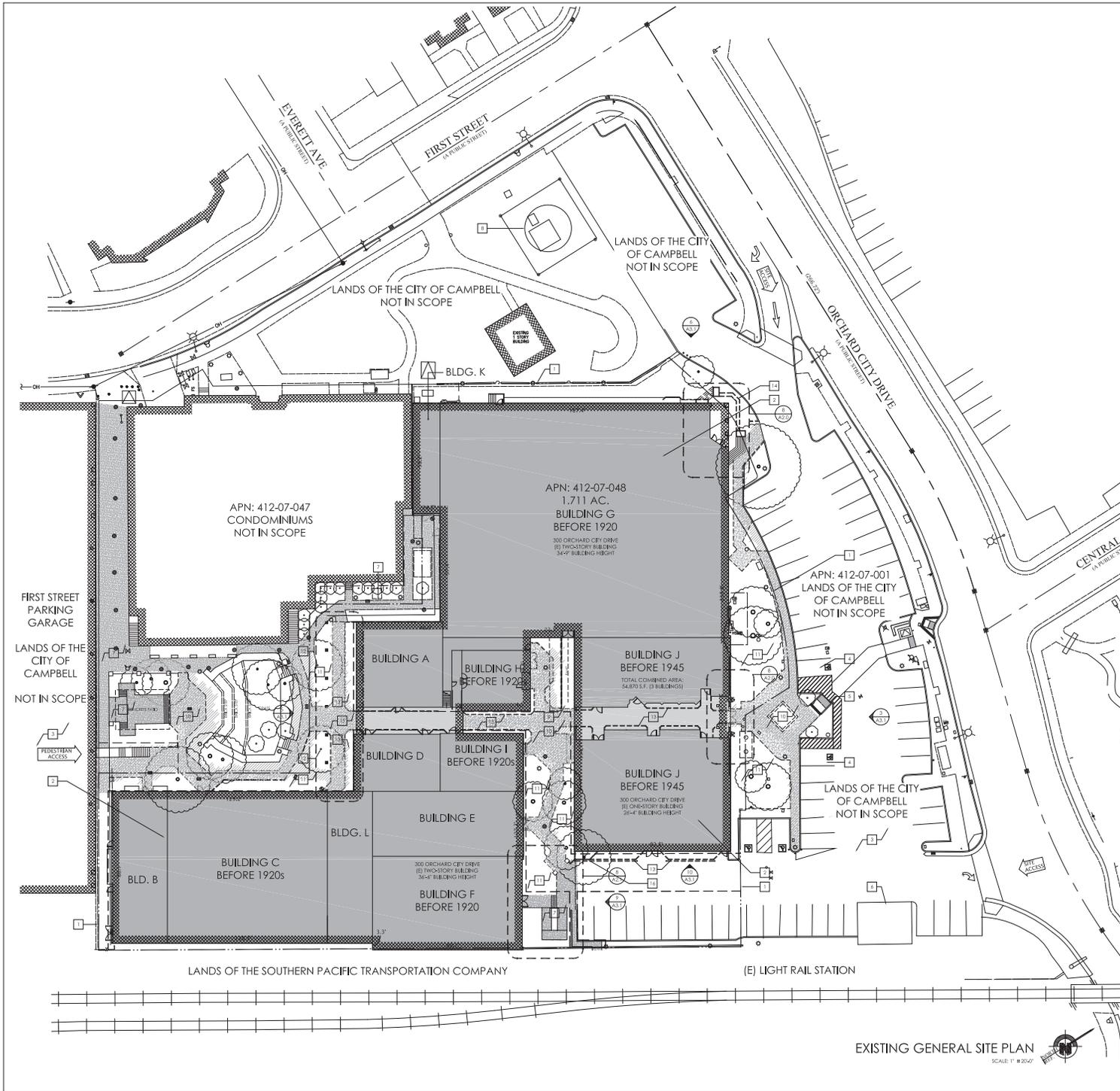


Rough red cedar stained with Weatherwood

MATERIAL PALETTE

Left-to-right, top-to bottom:

- Paint swatches
- Corrugated metal, timber, and brick currently on site
- Corrugated metal and painted structural steel
- Brick currently on site
- Corrugated metal currently on site
- Painted structural steel
- Stained wood guardrails



SHEET NOTES

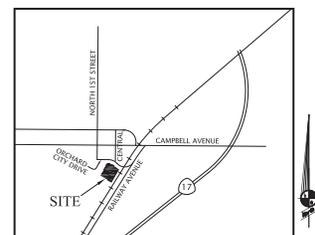
- 1 (E) PROPERTY LINE TO REMAIN
- 2 (E) BUILDING TO REMAIN. SEE ELEVATION SHEETS FOR FACADE WORK
- 3 (E) PARKING TO REMAIN
- 4 (E) ACCESSIBLE PARKING STALL TO REMAIN
- 5 (E) ACCESSIBLE CURB RAMP TO REMAIN
- 6 (E) TRASH ENCLOSURE TO REMAIN
- 7 (E) CONCRETE PAVING TO REMAIN
- 8 (E) HISTORIC WATER TOWER. NOT IN SCOPE
- 9 (E) NONCOMPLIANT RAMP TO BE REMOVED
- 10 (E) PAVING TO BE REMOVED AND REPLACED
- 11 (E) LANDSCAPE TO BE REMOVED AND REPLACED. TREES LISTED ON SHEET A1.2 TO REMAIN
- 12 (E) OLIVE TREE TO BE REMOVED. OLIVE TREE CROPS FRUIT ON ACCESSIBLE PATH OF TRAVEL
- 13 (E) BRICK PLANTER TO BE REMOVED. SALVAGE BRICKS FOR REUSE
- 14 REMOVE FINISHES AND PLANTER FROM (E) PAVES
- 15 (E) BALCONY ABOVE TO BE RENOVATED AND REINFORCED
- 16 (E) BRICK PLANTER AROUND TREE TO REMAIN

LEGEND



GENERAL NOTES

- 1. TOTAL OF ALL IN PERVIOUS SURFACES TO BE LESS THAN 10,000 S.F.
- 2. REMOVE BRICK PLANTERS THROUGHOUT SITE UNLESS OTHERWISE NOTED; SALVAGE BRICKS FOR REUSE.
- 3. REMOVE (E) LANDSCAPING THROUGHOUT SITE.
- 4. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED; REPLACE DAMAGED WOOD STRUCTURE.
- 5. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
- 6. REMOVE (E) GREEN FINISHES OVER WINDOVS THROUGHOUT SITE.
- 7. PATCH, REPAIR & PAINT ALL AREAS DAMAGED DUE TO CONSTRUCTION. MATCH (E) OR APPROVED EQUAL.
- 8. ALL (E) TREES TO REMAIN PER CITY OF CAMPBELL TREE REMOVAL GUIDELINES



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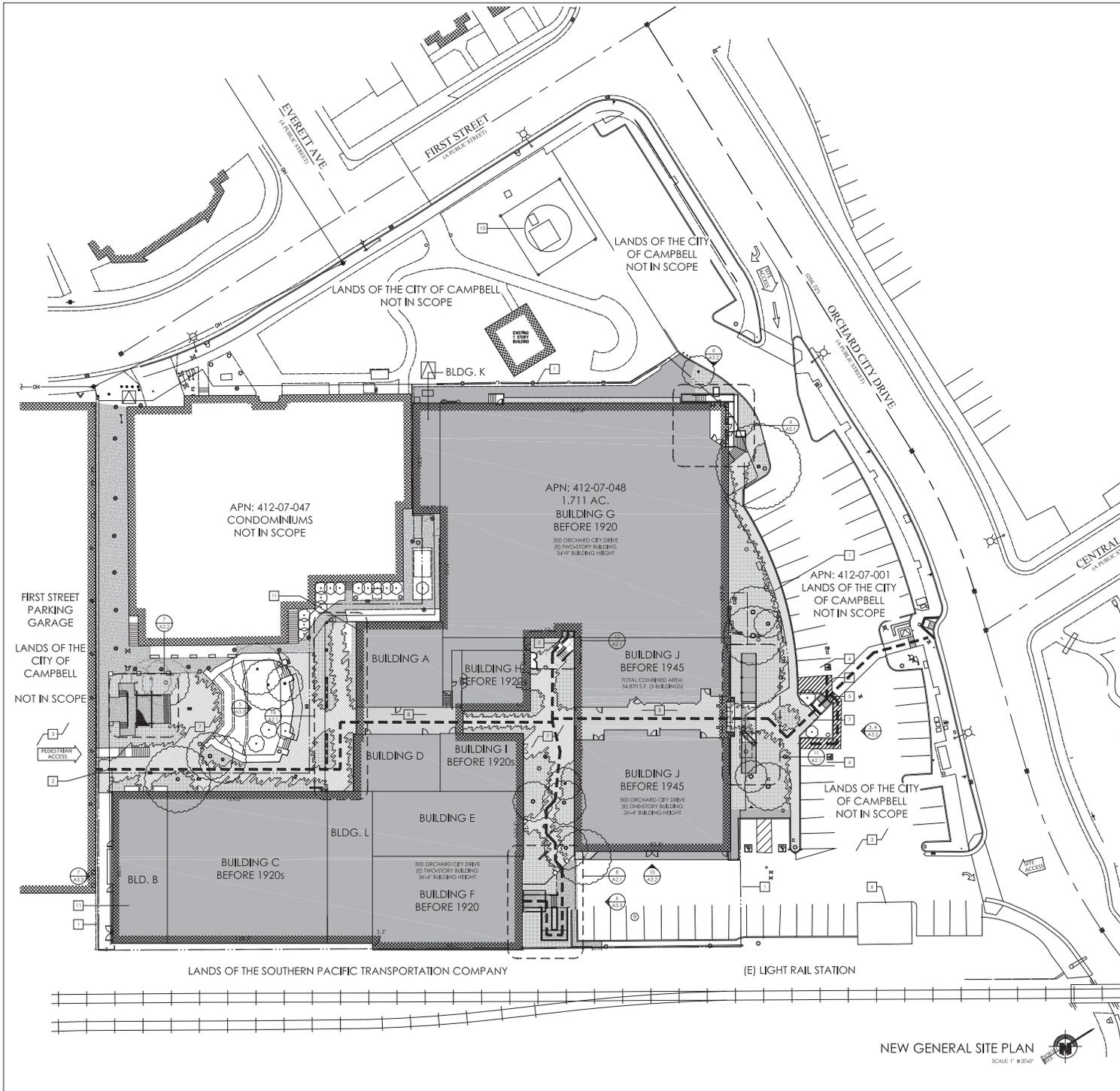


**THE CANNERY AT WATER TOWER PLAZA
EXTERIOR IMPROVEMENTS**
300 ORCHARD CITY DRIVE
CAMPBELL CA, 95008

ISSUE	
2014.02.24	PLANNING SUBMITAL
EXISTING GENERAL SITE PLAN	
Date	2015.09.25
Scale	NA
Drawn	
As	1339-6
Sheet	
A1.0	

PL1311339-6 The Cannery at Water Tower Plaza, exterior improvements A1 - Drawing 1 of 2 Sheets

PLANNING SUBMITAL



SHEET NOTES

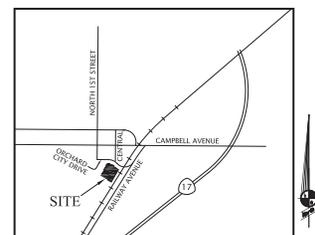
- 1 (E) PROPERTY LINE TO REMAIN
- 2 (E) AND (N) ACCESSIBLE PATH OF TRAVEL
- 3 (E) PARKING TO REMAIN
- 4 (E) ACCESSIBLE PARKING STALL TO REMAIN
- 5 (E) ACCESSIBLE CURB RAMP TO REMAIN
- 6 (E) TRASH ENCLOSURE TO REMAIN
- 7 (E) PAVING: STEPS/STAIRS 6x6 CONCRETE PAVERS MAX. 2% SLOPE, 2% CROSS-SLOPE AND 1/4" VERTICAL ELEVATION CHANGE ALONG ACCESSIBLE PATH OF TRAVEL; AREA OF (N) EXTERIOR PAVING TO BE 8,000 S.F. MAX.
- 8 (N) PAVING: CONTIGUOUS/ADJACENT BREEZEWAY
- 9 (N) ADA-COMPLIANT WHEELCHAIR MAT
- 10 (E) METEORIC WATER TOWER: NOT IN SCOPE
- 11 (E) CORRUGATED METAL SCREEN ON ROOFTOP OF (E) BUILDING. SCREEN WILL NOT EXCEED MAXIMUM HEIGHT OF (E) BUILDINGS ON SITE.

LEGEND

- (N) PAVING: STEPS/STAIRS 6x6 CONCRETE PAVERS MAX. 2% SLOPE, 2% CROSS-SLOPE AND 1/4" VERTICAL ELEVATION CHANGE ALONG ACCESSIBLE PATH OF TRAVEL; AREA OF (N) EXTERIOR PAVING TO BE 8,000 S.F. MAX.
- (E) CONCRETE TO REMAIN
- AREA OF (N) LANDSCAPE; (E) TREES TO REMAIN
- FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK; NO CHANGE TO FOOTPRINT. SEE ELEVATIONS FOR FACELINE WORK.
- (E) TREE TO REMAIN; SEE SHEET A1.2

GENERAL NOTES

1. TOTAL OF ALL (N) IMPERVIOUS SURFACES TO BE LESS THAN 10,000 S.F.
2. REMOVE BRICK PLANTERS THROUGHOUT SITE UNLESS OTHERWISE NOTED; SALVAGE BRICKS FOR REUSE.
3. PREPARE (E) LANDSCAPING THROUGHOUT SITE.
4. REMOVE (E) PART FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED; REPLACE DAMAGED WOOD STRUCTURE.
5. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
6. REMOVE (E) GREEN AWNINGS OVER WALKWAYS THROUGHOUT SITE.
7. PATCH/REPAIR & PAINT ALL AREAS DAMAGED DUE TO CONSTRUCTION; MATCH (E) OR APPROVED EQUAL.
8. ALL (E) TREES TO REMAIN PER CITY OF CAMPBELL TREE REMOVAL GUIDELINES.



NEW GENERAL SITE PLAN
SCALE: 1" = 200'



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**THE CANNERY AT WATER TOWER PLAZA
EXTERIOR IMPROVEMENTS**
300 ORCHARD CITY DRIVE
CAMPBELL CA, 95008

ISSUE
2016.02.24
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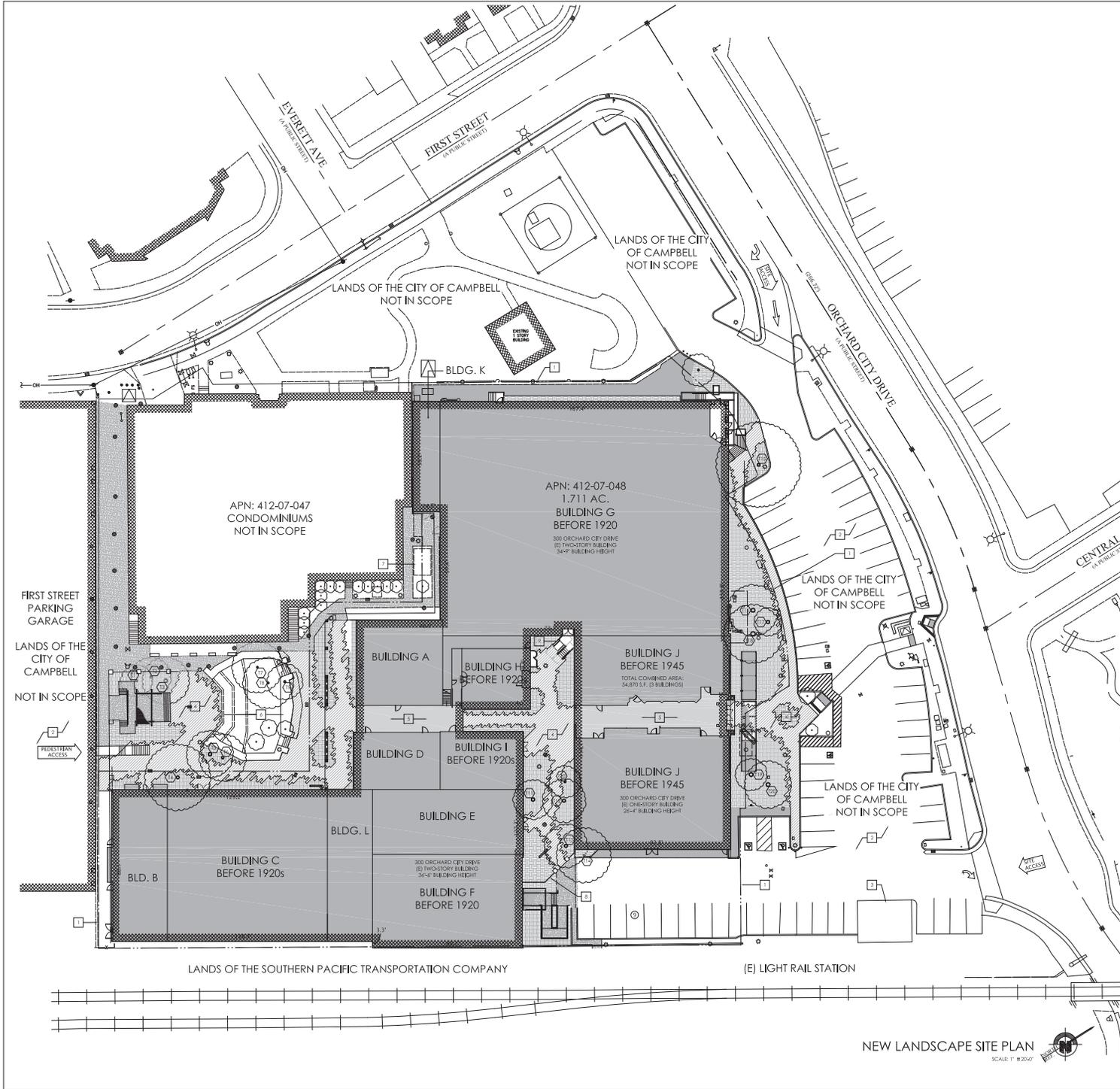
NEW GENERAL SITE PLAN

Date: 2015.09.25
Scale: NA
Drawn: 1339-6
Sheet:

A1.1

PLANNING SUBMITAL

P:\133962\The Cannery\Comps\A1.1\New Exterior Improvements\A1-1\Drawing\A1.1.dwg



SHEET NOTES

- 1 (E) PROPERTY LINE TO REMAIN
- 2 (E) PAVING TO REMAIN
- 3 (E) TRASH ENCLOSURE TO REMAIN
- 4 (N) PAVING: 4" (4" MIN.) 4x4 CONCRETE PAVES: MAX. 2% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE AND 48" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL; AREA OF THE EXTERIOR PAVING TO BE 8,400 S.F. MAX. (INCLUDING AREA UNDER BALCONY AT BUILDINGS A AND D)
- 5 (N) PAVING: CONTIGUOUS BREEZEWAY
- 6 (E) BRICK LOW-WAIST WALK TO REMAIN
- 7 (E) AS-GRADE MECHANICAL LINES TO REMAIN
- 8 (N) WOODEN FENCE TO REPLACE (E) WROUGHT-IRON FENCE

LEGEND

- (N) PAVING: 4" (4" MIN.) 4x4 CONCRETE PAVES: MAX. 2% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE AND 48" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL; AREA OF THE EXTERIOR PAVING TO BE 8,400 S.F. MAX. (INCLUDING AREA UNDER BALCONY AT BUILDINGS A AND D)
- AREA OF (N) LANDSCAPE, (E) TREES TO REMAIN
- FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK. NO CHANGE TO FOOTPRINT. SEE ELEVATIONS FOR FACADE WORK.
- (E) TREE WITH A TRUNK DIAMETER OF LESS THAN 12" (NON-PROTECTED TREE TO REMAIN UNLESS NOTED ON SITE LANDSCAPE PLAN)
- (E) TREE WITH A TRUNK DIAMETER OF 12" OR GREATER (PROTECTED TREE TO REMAIN UNLESS APPROVED BY A CITY OF CAMPBELL TREE REMOVAL PERMIT)
- (E) LIGHT FEATURE TO REMAIN

PROTECTED TREE SCHEDULE

TREE SPECIES	TRUNK DIAMETER	CANOPY DIAMETER	NOTES
(E) REDWOOD	18"	216'	
(E) REDWOOD	19"	207'	
(E) REDWOOD	23"	224'	
(E) WILLOW	21"	434'	
(E) REDWOOD	24"	424'	
(E) REDWOOD	18"	424'	
(E) MAGNOLIA	12"	426'	
(E) MAGNOLIA	12"	426'	
(E) WILLOW	15"	418'	
(E) REDWOOD	14"	416'	
(E) REDWOOD	24"	227'	TREE IN RAISED PLANTER
(E) REDWOOD	22"	227'	
(E) REDWOOD	22"	227'	
(E) TRD	14"	228'	TREE IN RAISED PLANTER
(E) WESTERN SYCAMORE	20"	444'	
(E) REDWOOD	27"	426'	
(E) REDWOOD	25"	414'	
(E) REDWOOD	30"	430'	TRUNK ENVOUCHES ON SEWER CLEAN-OUT
(E) REDWOOD	25"	416'	
(E) REDWOOD	27"	424'	

NOTE: ONLY TREES DEFINED AS 'PROTECTED' BY THE CITY OF CAMPBELL ARE LISTED. PROTECTED TREES MAY ONLY BE REMOVED IN COMPLIANCE WITH THE CITY OF CAMPBELL TREE REMOVAL PERMIT APPLICATION.

NEW PAVED AREA BREAKDOWN

4" (4" MIN.) 4x4 CONCRETE PAVES: EXCLUDING COVERED AREAS	8,880 S.F.
BLDG. A AND D BALCONY AND ARCADE	1,420 S.F.
BLDG. J SOUTH PAVED	335 S.F.
BLDG. G CORNER PAVED	336 S.F.
ACCESSIBLE LIFT AND STAIRS	90 S.F.
BLDG. J ENTRY FEATURE WALL	25 S.F.
(D) DIRECTORIEL TOTAL	10 S.F.
SITE TOTAL	9,041 S.F.

NOTE: PROJECTS THAT ADD OR REPLACE 10,000 S.F. OR MORE OF IMPERVIOUS SURFACE MUST COMPLY WITH THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM.



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**THE CANNERY AT WATER TOWER PLAZA
EXTERIOR IMPROVEMENTS**
300 ORCHARD CITY DRIVE
CAMPBELL, CA, 95008

ISSUE
2014.02.24
PLANNING SUBMITTAL

NEW SCHEMATIC
LANDSCAPE SITE PLAN

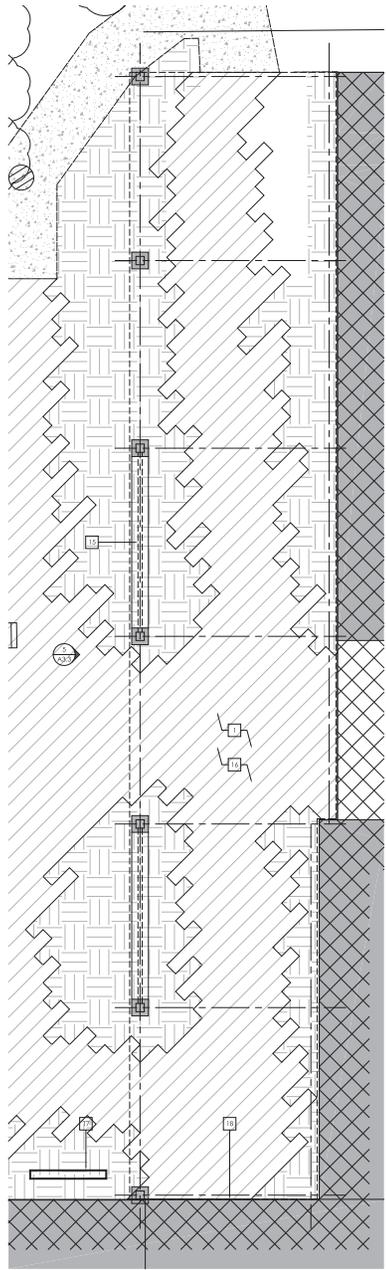
Date: 2015.09.25
Scale: 20' = 1'-0"
Drawn: 1339-6
Sheet:

A1.2

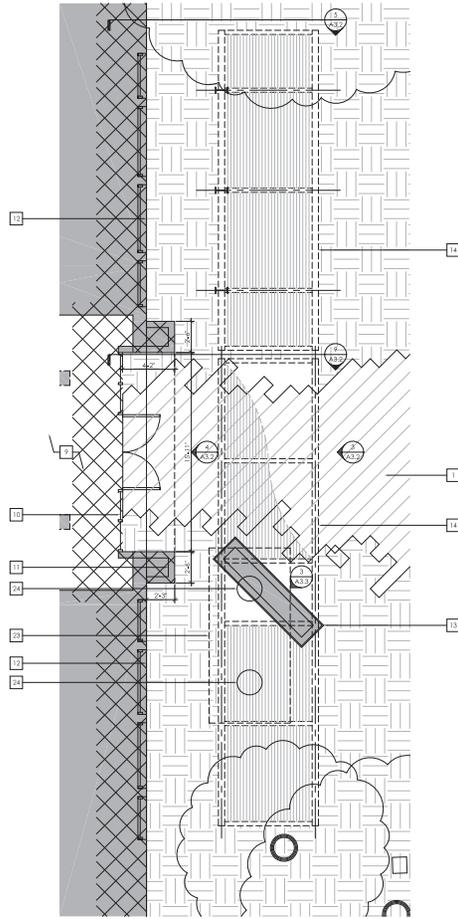
PLANNING SUBMITTAL

P:\13\1339-6 The Cannery Corridor\1339-6 Exterior Improvements\A1 - Drawing\A1.2.dwg

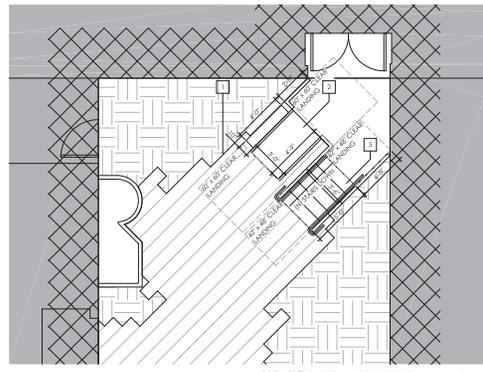
NEW LANDSCAPE SITE PLAN
SCALE: 1" = 20'



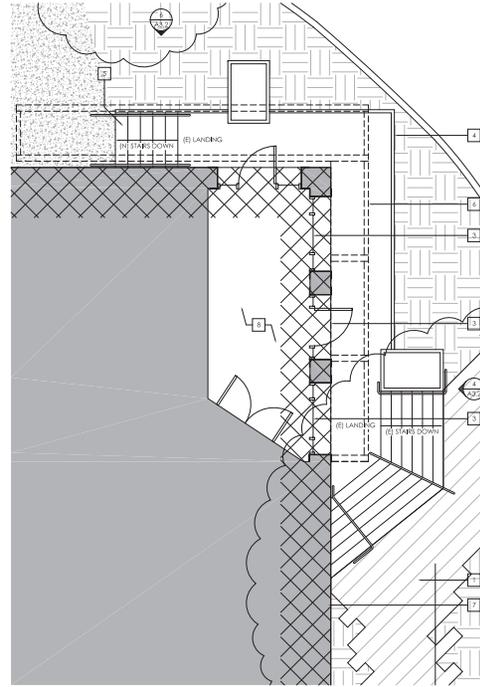
ENLARGED BUILDING A, D, AND L ARCADE 16



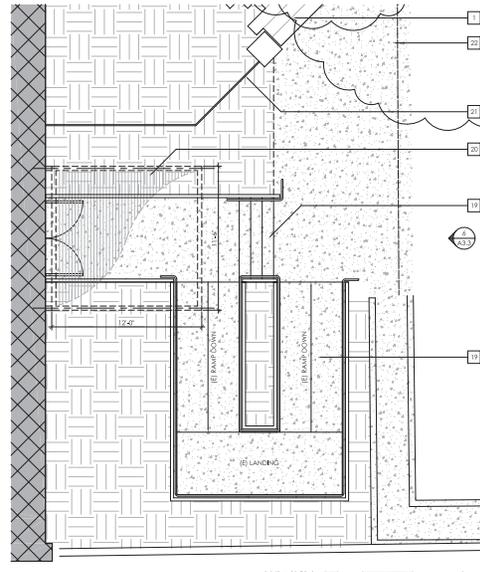
ENLARGED BUILDING J ENTRY 11



ENLARGED ACCESSIBLE LIFT 12



ENLARGED BUILDING G CORNER 6



ENLARGED BUILDING F FRONT 8

KEY NOTES

- 1 (N) REMOVE LARGE SCALE NARROW MODULAR PAVES, CONCRETE, 6x4x1/2\"/>
- 2 (N) GUARDED GENIESE PLATFORM (PT. OR APPROVED EQUAL, IN (N) 2 FT
- 3 (N) INDUSTRIAL SASHSTYLE STOREFRONT (E) OPENINGS
- 4 (N) SQUARE CORNER OF PAID, (N) GUARDRAIL, AND (N) FINISH, GUARDRAILS TO BE METAL POSTS, STEEL CABLE, AND WOOD TOP RAIL
- 5 (N) CONCRETE STAIRS AND LANDING WITH (N) BRICK SEES AND (N) CHANNELS, HANDRAILS
- 6 (N) ANNING AT PAIR, FRAME (N) ANNING WITH WIDE FLANGES AND CHANNELS, FINISH WITH CORRUGATED METAL, PROVIDE BRONAGE PER OWNER'S SPECIFICATION
- 7 (N) METAL ANNING AT WINDOWS, TYP. AND PAINT WHITE WINDOW FRAMES BLACK TYP.
- 8 CONVERT (E) 10.5 FT EXTERIOR AREA WITH (E) FLOOR AND CEILING TO REMOVED AREA AND PROVIDE (N) FLOOR, METAL, AND CEILING FINISHES
- 9 REMOVE (E) SPIRIT AND BUILDHEAD AND CONVERT TO FLOORLIGHT SPACE
- 10 ENLARGE (E) OPENING AND RAIL WITH (N) INDUSTRIAL SASHSTYLE STOREFRONT AND DOORS, SEE ELEVATION 40A3.2
- 11 (N) FRAME AROUND OPENING, FINISH WITH BRICK RECYCLED FROM ELSEWHERE IN PROJECT
- 12 (E) WINDOWS TO REMAIN
- 13 (N) ENTRY FEATURE WALL WITH WIDE HESSA STEEL FRAME, FINISH WITH CORRUGATED METAL, INCLUDE FINCHOUT NUMBERS 200 AS SHOWN IN ELEVATIONS, INCLUDE BEARING, FEATURE WALL 54\"/>
- 14 (N) STEEL CANOPY, FRAME WITH WIDE FLANGES AND CHANNELS, RAIL WITH STEEL SLATS
- 15 (E) BALCONY ABOVE TO REMAIN, REINFORCE (E) WOOD STRUCTURE WITH (N) STEEL STRUCTURE, REPLACE UNDESIRABLE WOOD STRUCTURAL MEMBERS, REPLACE GUARDRAIL, AND PROVIDE NEW FINISHES, SEE ELEVATION 31A3.3
- 16 REMOVE (E) ANNING ABOVE BALCONY AND REPLACE WITH (N) WOOD PERGOLA
- 17 (N) DIRECTORY, 60\"/>
- 18 (N) CORRUGATED METAL FINISH ON BUILDING L
- 19 (E) RAMP, STAIRS, AND LANDING TO REMAIN WITH (N) GUARDRAILS, HANDRAILS, AND CONCRETE COLOR TOPPING
- 20 (N) ANNING OVER (E) BUILDING ENTRY, FRAME WITH STEEL CHANNELS, RAIL WITH SLATS, SPIFFING FROM BUILDING WITH CABLES, AND PROVIDE BRONAGE PER OWNER'S SPECIFICATION
- 21 (N) WOOD FENCE TO REPLACE (E) WROUGHT-IRON FENCE
- 22 (E) CONCRETE PAVING TO REMAIN
- 23 (E) GREASE TRAP, TOP OF TRAP 24\"/>
- 24 (E) MANHOLE, V.F.F.

LEGEND

- REPAIRING STONE WITH CONCRETE PAVES, MAX. 5% SLOPE, 2% CROSS-SLOPE, 1/4\"/>
- AREA OF (N) LANDSCAPE, (E) TREES TO REMAIN
- FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK, NO CHANGE TO FOOTPRINT, SEE ELEVATIONS FOR FACADE WORK
- (E) CONCRETE PAVING TO REMAIN

GENERAL NOTES

1. REMOVE BRICK PLANTERS THROUGHOUT SITE AND SALVAGE BRICKS FOR REUSE
2. PROVIDE (N) LANDSCAPING THROUGHOUT SITE
3. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED, REPLACE DAMAGED WOOD STRUCTURE.
4. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
5. REMOVE (E) GREEN ANNING OVER WINDOWS THROUGHOUT SITE.



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THE CANNERY AT WATER TOWER PLAZA
EXTERIOR IMPROVEMENTS
300 ORCHARD CITY DRIVE
CAMPBELL, CA, 95008

ISSUE

2016.02.24
PLANNING SUBMITAL

NEW ENLARGED SITE PLANS

Date: 2015.09.25
Scale: NA
Draw: 1339-6
Sheet:

A2.1

PLANNING SUBMITAL



**THE CANNERY AT WATER TOWER PLAZA
EXTERIOR IMPROVEMENTS**
300 ORCHARD CITY DRIVE
CAMPBELL, CA, 95008

ISSUE

2016.02.24

PLANNING SUBMITTAL

NEW ENLARGED SITE PLANS

Date: 2015.09.25

Scale: NA

Drawn: 1339-6

Sheet: A2.2

A2.2

PLANNING SUBMITTAL

KEY NOTES

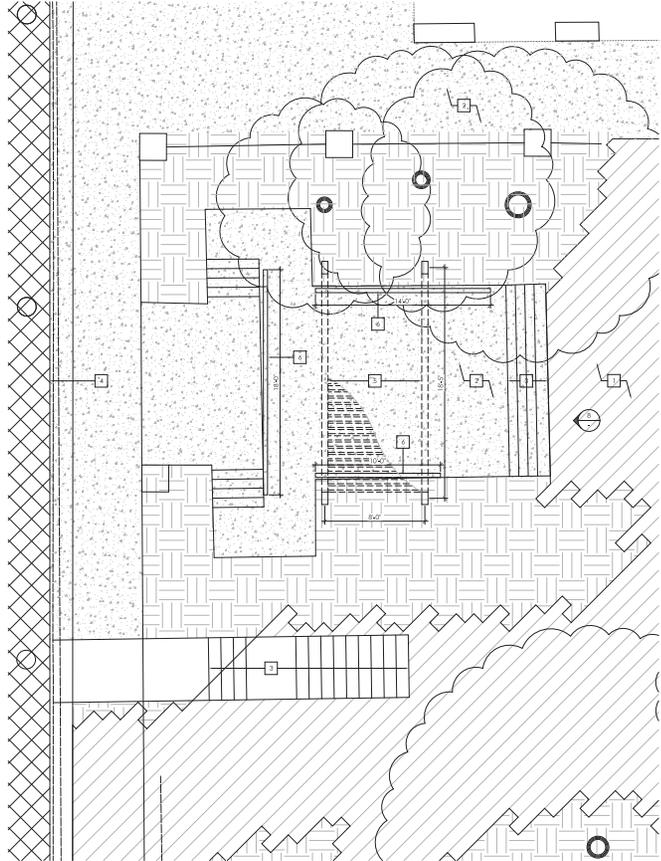
- 1 (H) STRETCHER LARGE SCALE NARROW MODULAR PAVES, CONCRETE, 6"X6"X1/2" OR APPROVED EQUAL THROUGHOUT SITE
- 2 (E) CONCRETE PAVING TO REMAIN
- 3 (E) STAIRS TO REMAIN
- 4 (E) PAVING STRUCTURE TO REMAIN
- 5 (H) REDWOOD PERGOLA ABOVE
- 6 (H) REDWOOD AND METAL PRACTICE SCREENS

LEGEND

- REPAIRING STRETCHER 6"X6" CONCRETE PAVES: MAX. 5% SLOPE, 2% CROSS-SLOPE, 1/4" VERTICAL ELEVATION CHANGE, AND 4" WIDE PATH ALONG ACCESSIBLE PATH OF TRAVEL. AREA OF (H) EXTERIOR PAVING TO BE 8.00 S.F. MAX.
- AREA OF (H) LANDSCAPE, (E) TREES TO REMAIN
- FOOTPRINT OF (E) BUILDINGS WITHIN AREA OF WORK, NO CHANGE TO FOOTPRINT. SEE ELEVATIONS FOR FACADE WORK.
- (E) CONCRETE PAVING TO REMAIN

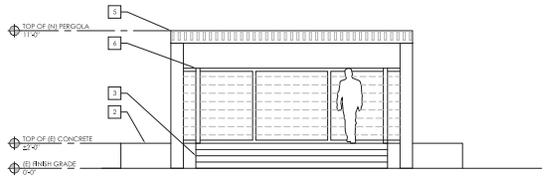
GENERAL NOTES

- 1. REMOVE BRICK PLANTERS THROUGHOUT SITE AND SALVAGE BRICKS FOR REUSE
- 2. PROVIDE (H) LANDSCAPING THROUGHOUT SITE
- 3. REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE.
- 4. REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
- 5. REMOVE (E) OTHER FINISHES OVER NERVOUS THROUGHOUT SITE.



1/4" = 1'-0"
0 1 2 4 8 12

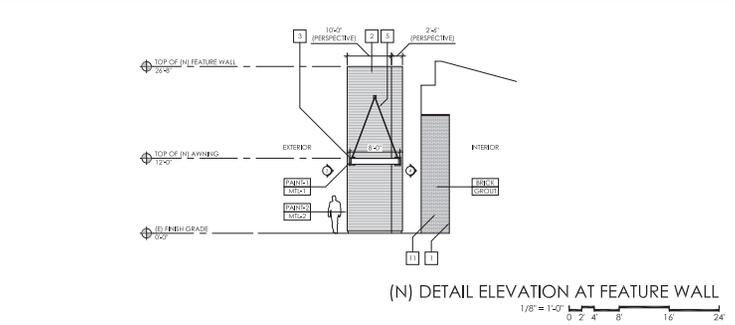
SCALE: 1/4" = 1'-0" ENLARGED PLAZA PERGOLA 7



1/4" = 1'-0"
0 1 2 4 8 12

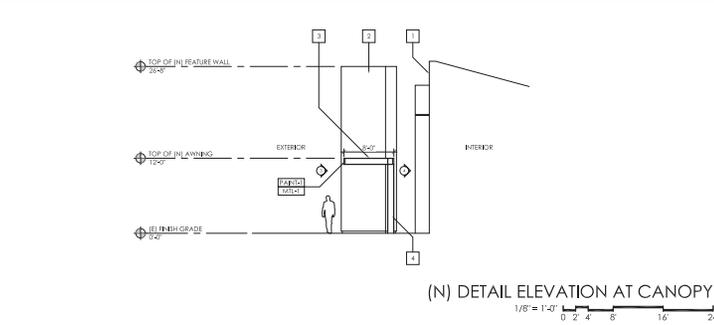
SCALE: 1/4" = 1'-0" PLAZA PERGOLA FRONT ELEVATION 8

SCALE: N.T.S. NOT USED 16



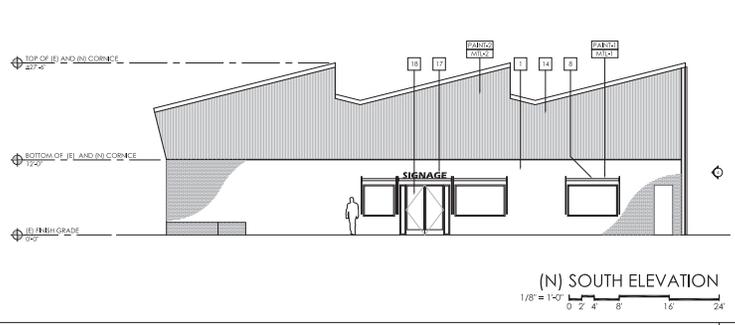
(N) DETAIL ELEVATION AT FEATURE WALL
1/8" = 1'-0" 0 2 4 8 16 24"

SCALE: 1/8" = 1'-0" BUILDING J ELEVATION 9



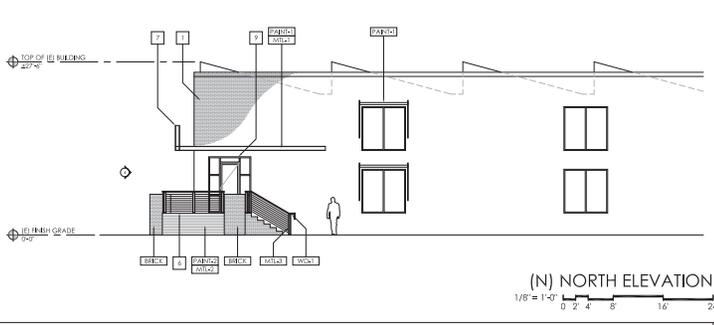
(N) DETAIL ELEVATION AT CANOPY
1/8" = 1'-0" 0 2 4 8 16 24"

SCALE: 1/8" = 1'-0" BUILDING J ELEVATION 5



(N) SOUTH ELEVATION
1/8" = 1'-0" 0 2 4 8 16 24"

SCALE: 1/8" = 1'-0" BUILDING J ELEVATION 10



(N) NORTH ELEVATION
1/8" = 1'-0" 0 2 4 8 16 24"

SCALE: 1/8" = 1'-0" BUILDING G ELEVATION 6

KEY NOTES

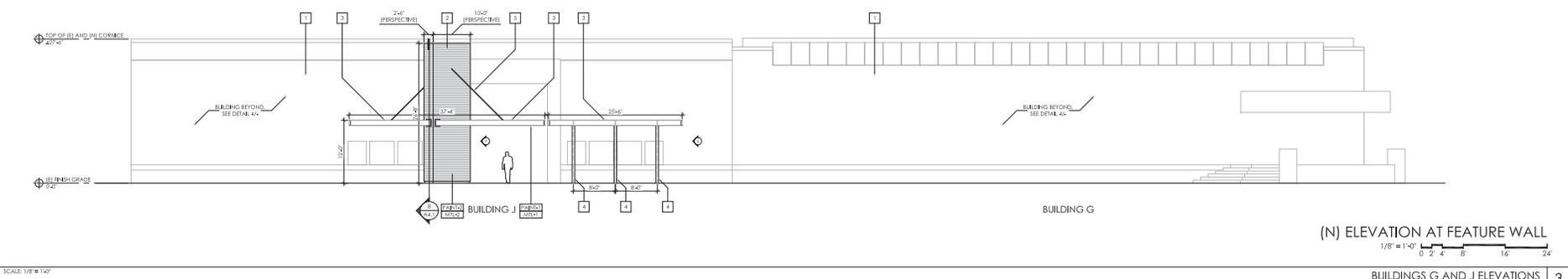
- (E) BUILDING; (E) BRICK TO REMAIN
- (N) BRICK ACCENT WALL FEATURE WALL. MINIMUM 10566 STEEL FRAME. FINISH WITH CORRUGATED METAL. INCLUDE NUMBERS 300" AS SHOWN IN RENDERINGS. INCLUDE LIGHTING. WALL 24" H TALL x 10'0" WIDE x 2'-0" DEEP. SEE B-1.
- (N) STEEL CANOPY. FRAME WITH WIDE FLANGES AND CHANNELS. FILL WITH STEEL SLATS.
- (N) STEEL WIDE FLANGES COLUMNS.
- (N) STRUCTURAL CABLES.
- (N) HANDRAIL AND HANDLES AT (E) PAINT.
- (N) AWNING AT LOCATION OF (E) AWNING. REUSE IF POSSIBLE. FRAME (N) AWNING WITH WIDE FLANGES AND CHANNELS. FINISH WITH CORRUGATED METAL.
- (N) AWNINGS AT WINDOWS, TOP AND PAINT (E) WHITE WINDOW FRAMES BLACK TOP.
- (N) INDUSTRIAL SASHSTYLE STOREFRONT IN (E) OPENINGS.
- ENLARGE (E) OPENING AND FILL WITH (N) INDUSTRIAL SASHSTYLE STOREFRONT.
- FRAME AROUND OPENING. FINISH WITH BRICK RECYCLED FROM ELSEWHERE IN PROJECT.
- (E) WINDOWS TO REMAIN.
- NOT USED.
- CORRUGATED METAL CORNICE.
- BRICK BAND AT HEIGHT OF (E) STUCCO BAND. RE-USE BRICK RECYCLED FROM ELSEWHERE IN PROJECT.
- INDUSTRIAL SASHSTYLE WINDOWS IN (E) CREATORY WINDOW OPENINGS.
- SEENAGE PER OWNER'S SPECIFICATION UNDER FUTURE SUBMITAL.

FINISH LEGEND

BRICK	(N) EXTERIOR PAINT. SUNNEDWARDS. DE 6370 CHARCOAL SAUSAGE. MATTE
BRICK	(N) EXTERIOR PAINT. SUNNEDWARDS. DE 6366 SILVER SPOON. GLOSS
BRICK	(N) EXTERIOR PAINT. SUNNEDWARDS. DE 6367 COVERED IN PLATINUM. MATTE
METAL	(N) GALVANNEED AND PAINTED STEEL STRUCTURAL MEMBERS
METAL	(N) CORRUGATED METAL
METAL	(N) METAL GUARDRAIL HARDWARE. ADA/ICC. PAREASY
BRICK	(N) BRICK RECYCLED FROM QUALIBROW WORK IN PROJECT. IF ADDITIONAL (N) BRICKS ARE NEEDED, (N) BRICKS SHALL HAVE SIMILAR COLOR AND WEATHERING TO (E) BRICKS.
GROUT	(N) GROUT. MANUFACTURER T.B.D.. COLOR T.B.D.
WOOD	(N) WOOD GUARDRAILS AND HANDRAILS. SPECIES T.B.D.. STAIN WITH WATERBORNE SALVAGE
WOOD	(N) HEAVY WOODWORK. SALVAGE STAIN OR (N) OR (E) HEAVY WOOD FRAMING. SPECIES T.B.D.
WOOD	REMOVE ANY (E) PAINT PRIOR TO STAINING.

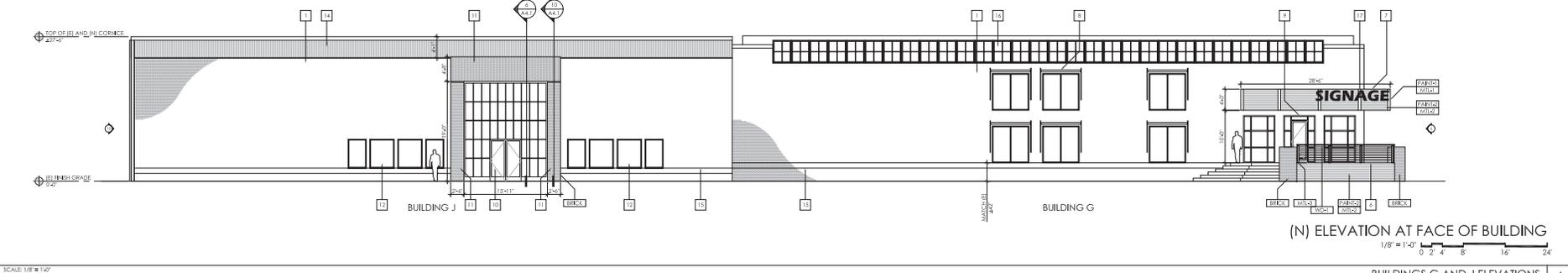
GENERAL NOTES

- REMOVE BRICK PLANTERS THROUGHOUT SITE AND SALVAGE BRICKS FOR REUSE.
- PROVIDE (N) LANDSCAPING THROUGHOUT SITE. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED.
- REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE.
- REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
- REMOVE (E) GREEN AWNINGS OVER WINDOWS THROUGHOUT SITE.
- REMOVE AND REPLACE (E) EXTERIOR SEENAGE UNLESS OTHERWISE NOTED.
- REMOVE AND REPLACE (E) EXTERIOR LIGHTING UNLESS OTHERWISE NOTED.



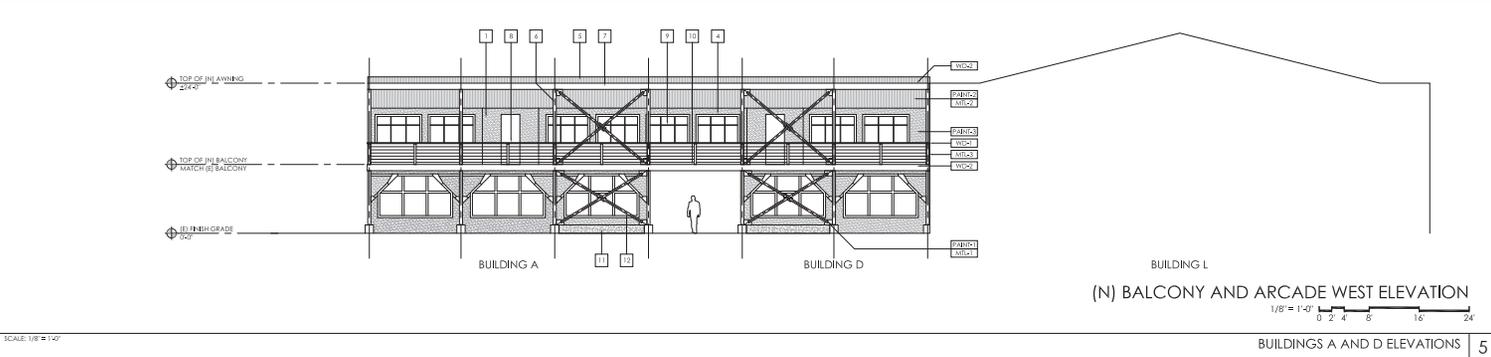
(N) ELEVATION AT FEATURE WALL
1/8" = 1'-0" 0 2 4 8 16 24"

SCALE: 1/8" = 1'-0" BUILDINGS G AND J ELEVATIONS 3



(N) ELEVATION AT FACE OF BUILDING
1/8" = 1'-0" 0 2 4 8 16 24"

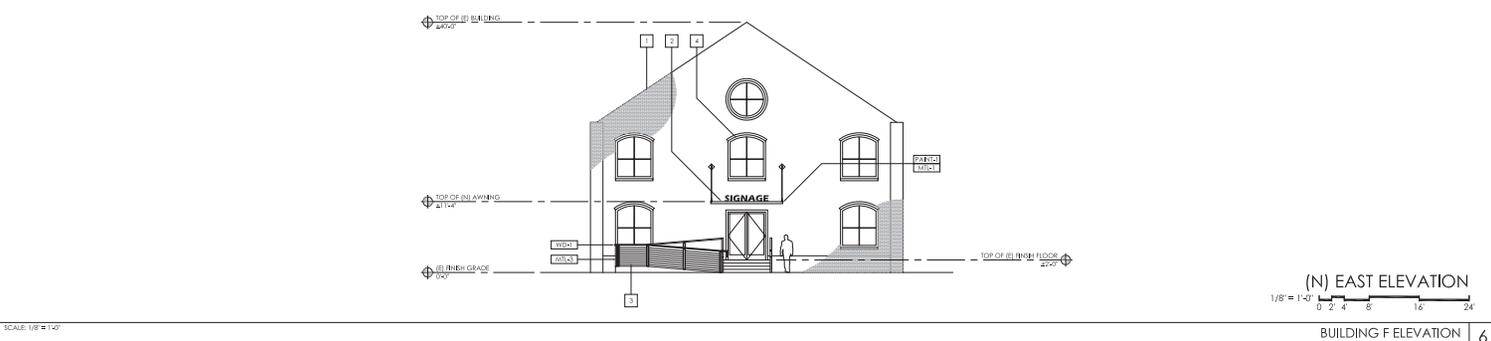
SCALE: 1/8" = 1'-0" BUILDINGS G AND J ELEVATIONS 4



- ### KEY NOTES
- (E) BUILDING TO REMAIN
 - (N) AVENUE OVER (E) BUILDING ENTRY. FRAME WITH STEEL CHANNELS, FILL WITH SLATS, SUSPEND FREE END FROM BUILDING WITH CABLES, AND PROVIDE STORAGE FOR OWNER'S SPECIFICATION
 - (N) GUARDRAILS, HANDRAILS AND FINISH AT (E) RAMP, STAIRS, AND LANDINGS. GUARDRAIL TO BE METAL POSTS, WOOD TOP RAIL, AND STEEL CABLE.
 - PAIN (E) WHITE WINDOW FRAMES WITH 29101 TYP.
 - (S) CORRUGATED METAL ROOF SCREEN.
 - (E) WOOD FRAMING WITH (N) STEEL REINFORCEMENT PER STRUCTURAL DRAWINGS. REPLACE UNSOUND WOOD MEMBERS AS REQUIRED BY STRUCTURAL ENGINEER.
 - (N) WOOD SHADE PERGOLA ABOVE (E) BALCONY.
 - (N) GUARDRAIL, GUARDRAIL TO BE METAL POSTS, WOOD TOP RAIL, AND STEEL CABLE.
 - (N) INDUSTRIAL SASHETTE STOREFRONT IN (E) OPENINGS.
 - (N) FINISH ON (E) FLOOR OF BALCONY.
 - (N) CONCRETE TIE BEAM DOWNELO TO (E) FOOTINGS. SEE STRUCTURAL DRAWINGS.
 - (N) HSS4x4x4 DIAGONAL BRACES. SEE STRUCTURAL DRAWINGS.
 - (N) ENTRY ACCENT WALL / FEATURE WALL. MINIMUM HSS4x6 STEEL FRAME. FINISH WITH CORRUGATED STEEL. INCLUDE NUMBERS '300' AS SHOWN IN RENDERINGS. INCLUDE LIGHTING. WALL 26'-0" TALL x 10'-0" WIDE x 2'-0" DEEP.
 - (N) DIRECTORY WALL. MINIMUM HSS4x4 STEEL FRAME. FINISH WITH CORRUGATED STEEL. INCLUDE NUMBERS '300' AS SHOWN. INCLUDE LIGHTING. WALL 12'-0" TALL x 14'-0" WIDE x 1'-0" DEEP.
 - (N) DIRECTORY. COORDINATE WITH BRANDING CONSULTANT

BUILDING L
(N) BALCONY AND ARCADE WEST ELEVATION
1/8" = 1'-0"
0 2 4 8 16 24

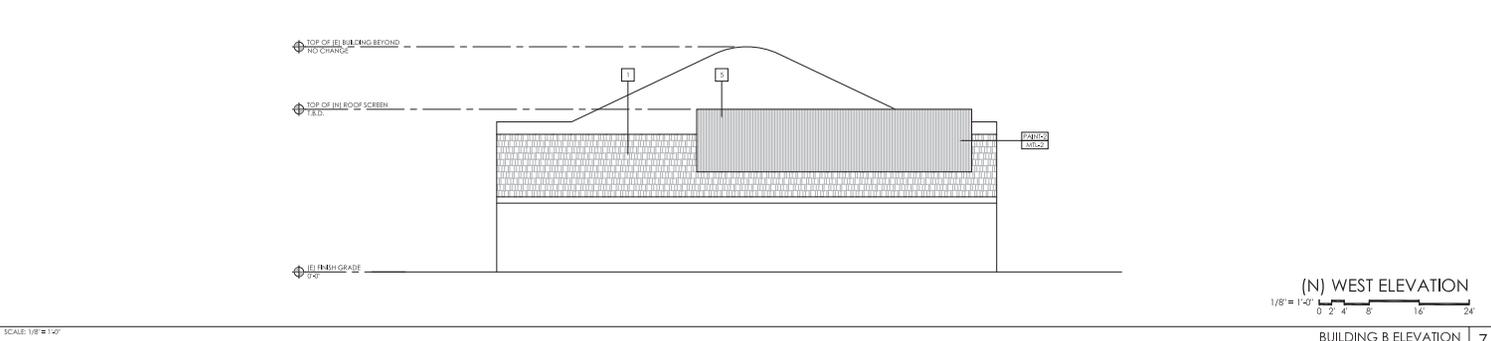
BUILDINGS A AND D ELEVATIONS 5



(N) EAST ELEVATION
1/8" = 1'-0"
0 2 4 8 16 24

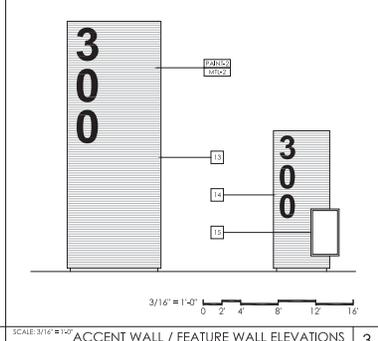
BUILDING F ELEVATION 6

- ### GENERAL NOTES
- REMOVE BRICK PLANTERS THROUGHOUT SITE AND SALVAGE BRICKS FOR REUSE
 - PROVIDE (N) LANDSCAPING THROUGHOUT SITE. ALL TREES TO REMAIN UNLESS OTHERWISE NOTED.
 - REMOVE (E) PAINT FROM EXPOSED EXTERIOR WOOD STRUCTURE UNLESS OTHERWISE NOTED. REPLACE DAMAGED WOOD STRUCTURE.
 - REMOVE (E) EXTERIOR STUCCO THAT COVERS BRICK UNLESS OTHERWISE NOTED.
 - REMOVE (E) GREEN AWNINGS OVER WINDOWS THROUGHOUT SITE.
 - REMOVE AND REPLACE (E) EXTERIOR SIGNAGE UNLESS OTHERWISE NOTED.
 - REMOVE AND REPLACE (E) EXTERIOR LIGHTING UNLESS OTHERWISE NOTED.



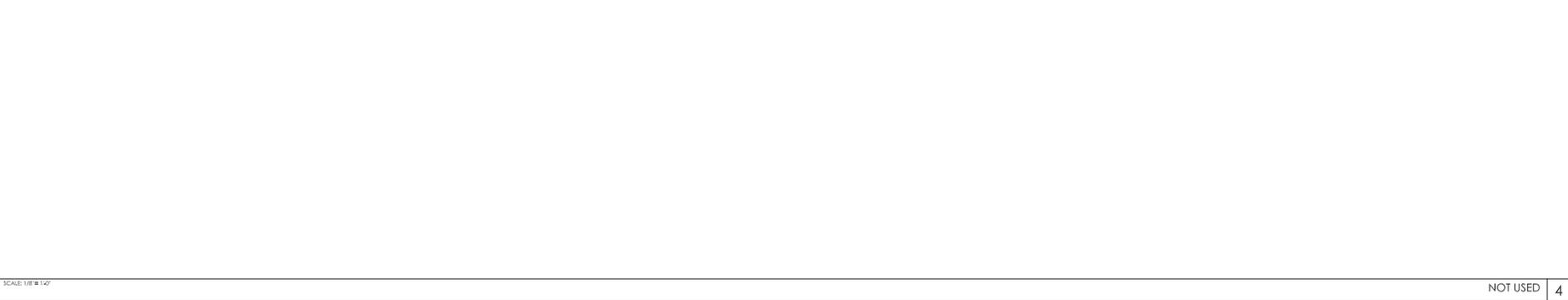
(N) WEST ELEVATION
1/8" = 1'-0"
0 2 4 8 16 24

BUILDING B ELEVATION 7



SCALE: 3/16" = 1'-0"
0 2 4 8 12 16

ACCENT WALL / FEATURE WALL ELEVATIONS 3



NOT USED 4

PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

MEMORANDUM

DATE	February 24, 2016	PROJECT NO.	16013
TO	Jonel Porta	PROJECT	Water Tower Plaza Consultation
OF	Four Corners Properties 339 S. San Antonio Rd, Ste 2B Los Altos, CA 94002	FROM	Eleanor Cox, Associate Page & Turnbull
CC	Ruth Todd, Principal Page & Turnbull	VIA	Email

REGARDING: Design Consultation, Memo #1

INTRODUCTION

Water Tower Plaza is a former industrial complex in Campbell, California. The property is currently listed as an individually significant historic resource on two local inventory lists: the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory. The property is not listed on the state or national registers, but its standing as a local historic resource qualifies Water Tower Plaza as a resource for the purposes of California Environmental Quality Act (CEQA) review.

Since the 1980s, the complex has functioned as a commercial space and office center. A proposed project to update the facilities at Water Tower Plaza is currently in its initial design phase. Page & Turnbull has reviewed early concepts for the proposed project and spoken with the project Architect. This memorandum provides some general recommendations for the treatment of existing historic features and also for future design decisions as the proposed project develops. The recommendations included herein are intended to help guide a sensitive rehabilitation of the historic resource.

PROPOSED PROJECT DESCRIPTION

The following project description is derived and adapted from the Project Narrative prepared by project architect Habitec for the City of Campbell Planning Department submittal package dated February 24, 2016.

The project sponsor is proposing a renovation to an existing historical resource, with particular sensitivity to the early eras of the Campbell Fruit Growers Union and the George E. Hyde Company (1892-1937). The primary goal is to create a functional and attractive office center that incorporates architectural elements of the past, thereby attracting tenants who are looking for a venue with more character than many modern office parks offer. A historically sensitive project at Water Tower Plaza

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PRESERVATION TECHNOLOGY

could result in a high-quality and business-oriented office center consistent with the City of Campbell's goals for the downtown core and with the direction of today's economy.

This proposal would remove many of the non-historic elements (features that are *not* character-defining) added during the Water Tower Plaza era, rehabilitate historic architectural features where feasible, and introduce new elements that respect the site's industrial past to create an attractive office center and provide updated amenities for today's workforce.

Specific scope of work items include¹:

- Remove portions of the non-historic landscape, paving, and site work as shown in the Planning Submittal. Trees shall remain unless otherwise noted;
- Remove non-historic elements in certain areas that were added to the buildings during a 1980s remodel, including stucco fascia and bands, green fabric awnings, brick planters, ramp, arched entry system on Building J, and other exterior elements as shown in the Planning Submittal;
- Remove stucco parapet at Building J and replace with corrugated metal parapet;
- Reconfigure existing non-historic entry at Building J as shown;
- Install exterior independent metal feature wall at main entry of Building J;
- Remove parapet in front of original clerestory windows on Building G, remove boards from windows and prepare windows for re-use;
- Install smaller metal-clad feature walls near buildings I and C;
- Install new landscape and hardscape as shown;
- Install new corrugated metal cornices and roof screens as shown;
- Install new ADA accessible lift and stairs;
- Reinforce structure of existing two-story exterior walkway at buildings A and D and install new finishes;
- Repaint stucco at buildings A and D;
- Paint window frames and install new window awnings throughout.

It is understood that elevations which are not easily visible from the street or courtyard and the interiors of the buildings that comprise the complex have not yet been addressed in the preliminary Planning Submittal. The following recommendations will include broad-brush approaches to those areas for future submittals.

¹ "A Planned Development Submittal for: The cannery At Water Tower Plaza", Site and Building Exterior Improvements, 300 Orchard City Drive, Campbell, CA, 95008.

DESIGN APPROACH RECOMMENDATIONS

It is Page & Turnbull's opinion that the proposed project has already established a sensitive approach to the treatment of Water Tower Plaza by largely retaining those character-defining features that are outlined in a 2014 Consultation Memo. These recommendations are meant to further inform initial rehabilitation planning for Water Tower Plaza in areas that have not yet been fully addressed or explicitly stated in the conceptual drawings, renderings, or project narrative. They are general in nature, and can be further developed along with the project.

Treatment of Existing Features

- Water Tower Plaza has an industrial design vocabulary with updated elements that convey its current commercial use. All historic features dating to the complex's drying and canning eras should be rehabilitated where feasible. A majority of the buildings within the complex date to this period, and the specific character-defining features are outlined in Page & Turnbull's 2014 Consultation memo. If any of these features are found to be deteriorated, careful repair is the preferred treatment. If deterioration is severe enough so that the feature has failed, the replacement should match the original in design, color, texture, and materials.
- Proposed alterations would be best situated in areas of Water Tower Plaza that have already experienced non-historic interventions. These areas include the landscaping and hardscaping throughout the site and in the shared courtyard, as well as those features which are outlined as *not* character-defining in the 2014 Consultation Memo.
- Water Tower Plaza is a fairly low-rise development that features interesting industrial-era roof forms. It does not appear that an addition above the third story anywhere within the complex would be compatible with the established character of the historic resource.
- The interconnectedness between the buildings and extant circulation routes throughout the site should be maintained.
- Additional research is required to determine if the fenestration on buildings C and F (and possibly in other locations) date to the period of significance. Historic photos show that the facades of the buildings did not feature expansive historically. Loading docks and sliding doors predominated during the period of significance. Typical fenestration included skylights or clerestory windows. Additional non-historic fenestration was inserted during the Water Tower Plaza era to accommodate the commercial use. It is recommended that replacement fenestration be located in existing openings (historic or non-historic), but not expanded beyond the fenestration openings currently in place.
- A comprehensive survey of historic interior features has not been completed. Due to the change in use from industrial to commercial, it seems likely that the interiors at Water Tower Plaza have been highly altered from their historic appearance and configuration, and thus the spaces are adaptable for future tenant use. However, it is possible that signage, murals, and even historic openings or brickwork may be uncovered on the interiors during the proposed rehabilitation. It is recommended that these features

be restored in place, if uncovered. If restoration in place is not feasible, it is recommended that these features be salvaged for use elsewhere on the site or for interpretive display (see Future Considerations for more information on the potential for interpretive display).

- It is also recommended that established exterior features which are historic but cannot be restored in place be salvaged for use elsewhere on the site or for interpretive display.
- The integrity of the resource was impacted during the 1970s and 1980s renovations; it will be important in moving forward to make sure that future projects do not further impact the complex's remaining integrity by removing, obscuring, or damaging the extant character-defining features.

Future Considerations for Design Development

- When choosing lighting, site furnishings (such as benches or planters), and signage at future stages of the project, the designs should maintain the updated industrial vocabulary shown in the current renderings while not giving the false impression of being historic or original to the property. Modern yet understated selections within the identified material palette are most likely to be standards compliant.
- In planning for future landscape and hardscape improvements, consider the historic industrial nature of the property. Excessive decorative vegetation would not have been found at the former drying and canning plant.
- As mentioned previously in this memorandum and in Page & Turnbull's 2014 Consultation Memo, the integrity of the former industrial complex has been compromised by the ca. 1970s and 1980s renovations that saw the complex converted from industrial to commercial/retail use. While not currently a requirement of the project, the project sponsor may choose to consider an interpretive program within one of the semi-public entryways or adjacent to the parking area which highlights the significant history of Water Tower Plaza. The interpretive content could be drawn from existing documentation outlined in the 2014 Consultation Memo, and include the historic photos and maps already collected by the project architect (with use permissions by repositories). This would be a voluntary measure to mitigate some of the damage already inflicted on the historic resource by insensitive renovations in the past.

THE CANNERY AT WATER TOWER PLAZA

EXTERIOR IMPROVEMENTS
300 Orchard Drive, Campbell, CA



Project Plan Review

Prepared for
City of Campbell
Community Development Department
70 N. First Street
Campbell, CA

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

May 9, 2016



Figure 1: Proposed Primary Elevation (North Elevation)

Report Objectives

Mark Sandoval, AIA of M. Sandoval Architects, Inc. was contacted by the City of Campbell to review and prepare this report for 300 Orchard City Drive (formerly 93 Central Avenue). This report is intended for the use of the Planning Department and the Planning Commission to help in the guidance during the approval process for this development project. The comments contained within this report, are not designed to point out any deficiencies or to voice opinions on if the design presented by the applicant is somehow of a lesser quality than normal applications of this kind. Rather, the goals of these recommendations are only intended as a means to convey certain observations which might enhance and refine the project currently under consideration with the City.

Documents Provided

Drawings dated 2/24/16 prepared by Habitec, Architecture and Interior Design, 111 West Saint John Street, Suite 950, San Jose, CA consisting of the following:

- A0.1 COVER SHEET GENERAL NOTES**
- A0.2 TYPICAL ADA DETAILS**
- A1.0 EXISTING GENERAL SITE PLAN**
- A1.1 NEW GENERAL SITE PLAN**
- A1.2 NEW SCHEMATIC LANDSCAPE SITE PLAN**
- A2.0 ENLARGED DEMOLITION PLAN**
- A2.1 NEW ENLARGED SITE PLANS**
- A2.2 NEW ENLARGED SITE PLANS**
- A3.1 EXISTING ELEVATIONS**
- A3.2 PROPOSED ELEVATIONS BUILDING G AND J**

A3.3 PROPOSED ELEVATIONS A, D, AND F
A4.1 SCHEMATIC PROPOSED SECTIONS BUILDING J

Other Material Provided

Planning Submittal for: The Cannery at Water Tower Plaza Site and Building Exterior Improvements 300 Orchard City Drive (formerly 93 Central Avenue) Campbell, California

Memorandum: Design Consultation Memo #1, dated 2/24/16 to Joel Porte, Four Corners Properties, from Eleanor Cox, , Associate Page & Turnbull

Email Correspondence: from Stephen Rose, Associate Planner, Community Development Department dated 4/18/16 to Mark Sandoval, AIA



Figure 2: Site Plans of the Cannery at Water Tower Plaza (Existing to the left, Proposed to the right)

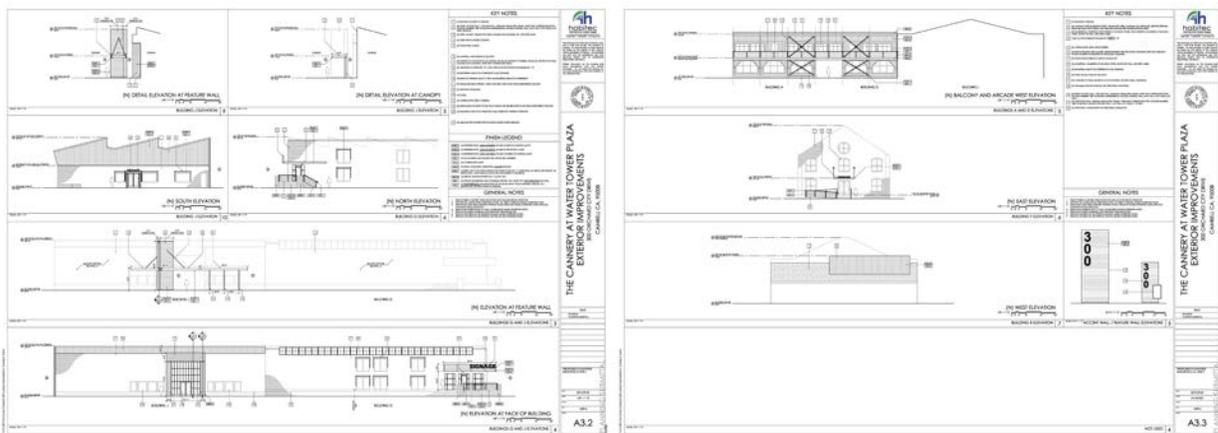


Figure 3: Proposed Architectural Elevation Drawings

Project Summary

The proposal exterior improvements for The Cannery, currently known as Water Tower Plaza, is not intended to be a restoration project of the George E. Hyde Company Fruit Packing Building, but rather a contemporary update of this historical resource. The goal as stated in the in the project's description submitted by the Applicant is to create a unique office center that combines elements of the past and the future, and attracts new tenants looking for an atmosphere with more character than many modern buildings offer. In making these building upgrades and façade improvements, it is their hope to elevate The Cannery to a more competitive, high-quality, and business-oriented office center is consistent with the City of Campbell's objectives for a more viable and active downtown core.

As noted this property has operated under many names and for many purposes, including the Campbell Fruit Growers' Union, the George E. Hyde Company, the California Prune and Apricot Growers' Association, The Factory, and Water Tower Plaza. Of these historic periods, the George E. Hyde Company and Water Tower Plaza are the most visible today. Most of the existing buildings were constructed during the Hyde era, and the current landscape, window treatments, and paint colors date to the Water Tower Plaza remodel of the 1980s.

The applicant is proposing to remove some of the dated non historic elements that had been added during the Water Tower Plaza era, and to return some of the recognizable architectural features to the look when the building was occupied by the George Hyde Company where feasible. In addition, the applicant wishes to introduce new architectural features that are respectful of the site's past and to create an attractive office center.

Background

Water Tower Plaza is a former industrial complex in Campbell, California. The property is currently listed as an individually significant historic resource on two local inventory lists: the Santa Clara County Heritage Resource Inventory and the City of Campbell Historic Resources Inventory. The property is not listed on the state or national

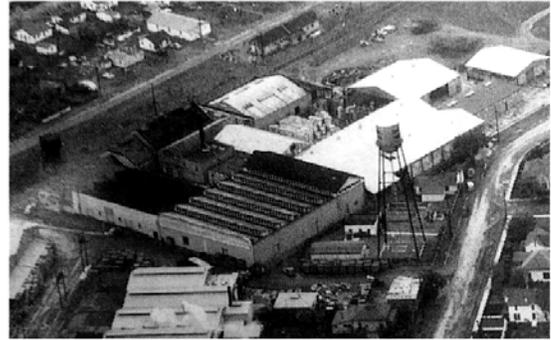


Figure 4: Aerial photograph taken in 1945 of project site



Figure 5: Photograph of Building G taken reportedly in 1945

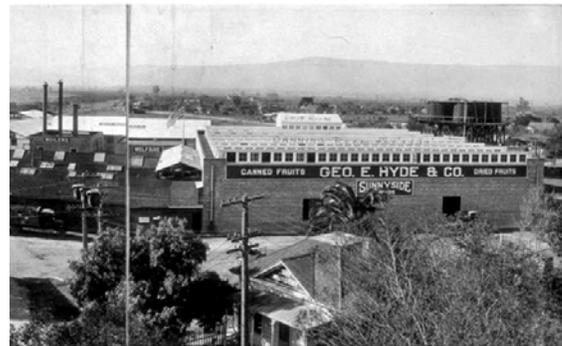


Figure 6: Photograph of Building G taken reportedly before 1920 with original clerestory ribbon windows at upper wall



Figure 7: Rendering of proposed main entrance steel constructed canopy with vertical corrugated wall



Figure 8: Photograph taken from the side parking lot of the current arched entrance to Building J



Figure 9: Rendering of new corner entrance with steel constructed entrance canopy

registers, but its standing as a local historic resource qualifies Water Tower Plaza as a resource for the purposes of California Environmental Quality Act or (CEQA)¹ review

Unfortunately the integrity of the former industrial complex was significantly compromised during the 1970s and 1980s building renovations that saw the complex converted from industrial to commercial/retail use. Since the 1980s, this complex has functioned as a commercial space and office center. The proposed exterior modifications continue to enhance this continued use for this building complex.

Proposed Alterations

The following is a summary of the various modifications that have been proposed by the applicant:

- Remove portions of the non-historic landscape, paving, and site work as shown in the Planning Submittal. Existing trees for the most part are to remain unless otherwise noted;
- Remove non-historic elements in certain areas that were added to the buildings during a 1980s remodel, including stucco fascia and bands, green fabric awnings, brick planters, ramp, arched entry system on Building J, and other exterior elements as shown in the Planning Submittal;
- Remove stucco parapet at Building J and replace with corrugated metal parapet;
- Reconfigure existing non-historic primary entry at Building J as shown;
- Install exterior independent metal feature wall at main entry of Building J;
- Remove parapet in front of original clerestory windows on Building G, remove boards from windows and prepare windows for re-use;

¹ California Environmental Quality Act, §21084.1.1 Historical Resource; Substantial Adverse Change



Figure 10: Photograph taken of corner entrance to Building J



Figure 11: Rendering of Buildings E, F and J viewed from the side parking lot



Figure 12: Photograph taken of the current façade of Building J

- Install smaller metal clad feature walls near buildings I and C;
- Install new landscape and hardscape as shown;
- Install new corrugated metal cornices and roof screens as shown;
- Install new ADA accessible lift and stairs;
- Reinforce structure of existing two-story exterior walkway at buildings A and D and install new finishes;
- Repaint stucco at buildings A and D;
- Paint window frames and install new window awnings throughout. It is understood that elevations which are not easily visible from the street or courtyard and the interiors of the buildings that comprise the complex have not yet been addressed in the preliminary Planning Submittal.

General Overview of Project

For the most part the proposed building alterations are both imaginative and all appear sensitive to the existing character this important historical resource for the City of Campbell. Utilizing a contemporary stylistic interpretation of comparable adaptive reuse industrial building models, the architect has crafted these new building upgrades, so they should generate new energy to an otherwise is a visually dated business center complex. The overall general design direction is positive, and the material and color palette selected for the project all appear to be compatible; continuing to reinforce the existing industrial narrative of the site’s past.

Recommendations

In the examination of the various materials provided by the applicant, there does however appear to be a number of areas that require further detail and development by the project’s architect. These

items of concern are listed both below, and within the recommendations outlined in this Plan Review.

The memorandum dated February 24, 2016, prepared by Page & Turnbull, the applicant's Historical Architect Consultant for the project, and voiced concerns regarding the limited amount of detail currently provided by the applicant for these alterations and what potential impact they may have on the remaining historical features of each building the work is to be performed. Currently I agree and believe the drawings and information provided are just too vague, and lack important detail information (even if preliminary), just how these proposed building alterations and additions are to attach, interface, and be structurally supported. As a consequence, it is difficult to ascertain the actual extent of removal and/or possible damage that may occur to the existing historical building features will take place during the implementation of this proposed work.

It is understood the applicant is not proposing a restoration project, "but rather as a contemporary update to a historical resource."² Still these alterations are proposed for an important local historic resource for the City of Campbell and therefore, a greater level of detail must be provided to ensure that implementation of this work will not lead to extending further damage to the existing historical aspects of the building. It is my belief that adequate measures must be in place to ensure that all of the current remodeling work under consideration is carefully planned, implemented, and monitored. This notion also seems implied by the memorandum prepared by the applicant's own Historic Architect Consultant as well.

The following items are of general concern that have been omitted from this application but in my belief are needed to fully understanding the actual scope and magnitude of the work currently proposed by the applicant.

1. It is assumed because of the additional weight of some of these attached additions to the building there will be an increase in both the axial and lateral applied loading forces to the existing structure. Some information should be provided even if only preliminary as to just how these features are to attach and be structurally supported. It would also help if there were structural concept details and partial building sections to assist with clarifying these assemblies—particularly for the new clerestory with ribbon windows above Building G, the new proposed wood framed balconies, and the steel framed canopies.
2. In addition, upon my visual examination of the front elevation of the building (viewed from the front parking lot connecting Orchard City Drive), it appears that there are several horizontal in-fill brick courses visible just below the upper applied stucco parapet wall. This upper section of the front wall had been the original location where the clerestory windows (Figure 5 and Figure 6) had been placed. Correlating these observations with the current proposed drawings (Figure 3), it is difficult to determine if the architect's intention is to remove only this in-fill brick section or to rebuild the entire parapet within this upper wall location. Since there have been no enlarged building sections of this area provided, it is unclear how this very important proposed design element is to attach to both the roof structure, or the existing brick wall of the façade; and as a consequence what amount of demolition and reconstruction is actually required.
3. I have a similar concern regarding the removal of the applied stucco walls and decorative trim area and the installation attachment to the existing face of the brick and the actual extent of repairs may be needed in these areas to properly execute the new work illustrated in the current drawings. Returning again to the memorandum prepared by Page & Turnbull, they make the following recommendations which have been

² Taken from the applicant's Planning Submittal for: The Cannery at Water Tower Plaza, (Page 2)

paraphrased below.

“Recommended Treatment of Existing Features

- *All features dating to the complex’s drying and canning eras should be rehabilitated wherever feasible...If any of these features are found to be deteriorated, careful repair is preferred treatment. If deterioration is severe enough so that the feature has failed, the replacement should match the original in design, color, texture, and materials.*
- *Additional research is required to determine if the fenestration on buildings C and F (and possibly in other locations) date to the period of significance...It is recommended that replacement fenestration be located in existing openings (historic or non-historic), but not expanded beyond the fenestration opening currently in place.*
- *A comprehensive survey of historic interior features has not been completed. Due to the change in the use from industrial to commercial, it seems likely that the interiors at the Water Tower Plaza have been highly altered from their historic appearance and configuration, and thus are adaptable for future tenant use. However, it is possible that signage, murals, even historic openings or brickwork may be uncovered on the interiors during the proposed rehabilitation. It is recommended that these features be restored in place, if uncovered. If restoration in place is not feasible, it is recommended that these features be salvaged for use elsewhere on the site or for interpretive display.*
- *It is also recommended that established exterior features which are historic but cannot be restored in place be salvaged for use elsewhere on the site for interpretive display.*
- *The integrity of the resource was impacted during the 1970s and 1980s renovations; it will be important in moving forward to make sure that future projects do not further impact the complex’s remaining integrity by removing, obscuring, or damaging the extant character defining features.”*

Although it is quite possible that the proposed remodeling improvements to the existing Water Tower Plaza complex may not adversely impact the remaining historical features found on the various building which the remodeling work is to be performed however, currently there is just not enough information provided to make this determination.

Perhaps if selective demolition of the localized areas in question could be performed by the developer (under the direct supervision of the applicant’s Historic Architect and Structural Engineer Consultants), then additional drawings might be prepared which could provide greater clarity as to how these building alterations attach and interfaced with the existing historic fabric of the building. It is my belief that this added level of detail, particularly during the early phase of the project’s review process, can only further assist both the applicant and the city, with their understanding as to the limits and magnitude of the actual construction work involved. In addition, this added knowledge then could drive important decisions as to what protective measures and/or additional monitoring of the project (if any) might be needed during the course of the construction process. However based on the current level of detail provide, many of these



Figure 13: Photograph taken of corner entrance to Building J



Figure 14: Rendering of Buildings E, F and J viewed from the side parking lot



Figure 15: Rendering of Buildings E, F and J viewed from the side parking lot

important questions just cannot be determined at this time.

Building, Site and Landscape Improvements

The applicant's architect is proposing to make no significant changes in any of the existing established pedestrian circulation patterns accessing the various building within this office complex. The proposed improvements are only stylistic substitutions of materials and building alterations and additions that are intended to visually energize the common outdoor spaces, and to create a newer and more fashionable contemporary look to the exterior façade of the buildings. The existing concrete walk areas have been removed and replaced with the concrete linear pavers set on a diagonal with irregular open edging. Landscaping which is to be added is specified as drought tolerant vegetation, and all existing trees on the site are to remain.

Common Plaza

The applicant is proposing to construct a new steel and wood framed balcony for the upper tenant spaces that overlook the common outdoor space and to incorporate a corrugated metal wall to extend the existing parapet wall of the building, so that a wood pergola structure may be constructed to shade the upper deck (Figure 15). Steel guard rails with metal cable are shown between each of the vertical posts supporting the pergola above. The current brick planters and directory are shown removed (Figure 16). All brick within the current arcade also appears to be removed and replaced with linear concrete paving.

It is my understanding that all redwoods and trees are to remain, and that all new planting material is to drought tolerant in this area. There are also upgrades planned for plaza area located between the First Street Parking Garage to the south, the Condominiums to the east, Buildings B, C and L to the west,

and Buildings A and D to the north (Figure 15). The improvements shown are relatively modest and include the removal of the existing rigid metal framed awning over the small raised area of the plaza, also for the construction of a new wood pergola structure. Below this structure, that architect is proposing a steel and wood privacy fence/planter to be constructed. An assortment of various chairs and benches are also proposed to enhance the usability and to make this small outdoor space more visually appealing.

Other than not fully understanding what planting material is to be used and just how it might survive in the narrow planter slots at the top of these walls shown in the rendering provided, most of these improvements should provide some degree of added enhancement to this area within the office complex.

Recommendations

The city may wish the applicant's architect to develop this design concept a bit further, and to provide more detail on both this privacy fence, pergola and lighting for this area. There could be a concern as to the actual scale of the pergola structure in relationship with the rest of the buildings and particularly in relationship with the new steel and wood framed balconies; the pergola might seem diminished and out of scale. Also since there was no light fixtures proposed for this project, it is unclear (other than just the existing lamp posts) just how these new areas and amenities are to be illuminated.

Common paved areas between Building H, I and J

As shown in the New Site Plan (Figure 2), the existing concrete handicap ramp is to be removed in favor of a handicap lift which is to be placed at a diagonal paralleling the new entrance access to Building G. There are a number of benefits with the elimination of this ramp and the



Figure 16: Rendering of the new entrance to Building G with the proposed handicap lift



Figure 17: Photograph taken of current sloped handicap ramp entrance to Building G



Figure 18: Photograph taken of the walkway between the First Street Parking Garage and the Condominium Building

awning above from this area. It not only allows for both added landscaping opportunities, but also offers the possibility to create a more inviting entrance statement. Unfortunately, the current design for this area does little to contribute anything exciting to this entrance. In addition because no protection from the weather has been provided for this entrance, visitors either using the lift or accessing the building might feel somewhat unwelcomed. Perhaps the applicant's architect may wish to explore using either a similarly styled steel-constructed canopy or come up with an alternate design solution for this area, to provide both shelter and to create greater identity to this important entry point to this building.

Other Considerations

Currently there is wide collection of various signs within Water Tower Plaza complex and there appears to be no clues in the current project proposal of bring any change to this situation; anytime in the near future. Since there appears to be desire to recreate this office center at this time, it is my belief that the applicant should be instructed to develop a comprehensive sign program and include this as part of this project. Included as part of this program, interpretive signage within the semi-public entryways or adjacent to the parking lot areas should be included; that highlight (with photographs and text narratives) the significant history of the Water Tower Plaza and its role in the early development of the City of Campbell. This master sign program should indicated the placement and locations of all directory signage along with tenant signs, also specifying quantity, size, and attachment method and illumination source. This will ultimately help add a greater cohesion to the entire project, and help in creating a more unified and central design theme for the site.

The City has received numerous complaints from the neighboring Condominiums of unpleasant public loitering in and around the common plaza and the public walkway between the First Street Parking Garage and the Condominium Building during the nighttime hours. Although these issue are understandably outside of the actual scope of work currently under consideration and involve issues that our outside the control of the applicant, the city still may wish to direct the applicant's architect to add additional lighting within these areas of concern that might help in curbing such activities. In doing so, this will only provide greater security and added enjoyment to all connecting properties that may be plagued with this undesirable activity at night.

Conclusion

Other than the specific concerns expressed above, it is my belief that the overall concepts presented by the applicant for the Cannery at Water Tower Plaza, should create an exciting and refreshing new look and add to vitality of this extremely important historic resource for the City of Campbell.

Responses to Consulting Architect Comments

1. Based on our discussions, our proposed architectural renovations are not anticipated to add substantial weight to the buildings as a whole. The following is a summary of our proposed architectural renovations to the buildings:

Building G:

- Remove existing parapet to expose original clerestory windows. No new clerestory or ribbon windows are being added. The removal of existing elements will not increase building mass.
- Remove existing fabric awnings and replace with light weight signage at the north corner. There is an existing steel canopy behind the green awning which will remain. The new signage will be attached to this existing steel canopy. Based on our preliminary research, the weight of the new signage will be similar to the weight of the existing green awning.
- Remove existing green awnings above existing windows and replace with light weight steel canopies. Again, we do not anticipate substantial weight to be added to the building.

Building J:

- Remove existing stucco parapet and replace with corrugated metal parapet. We anticipate the new metal parapet will weigh less than the original stucco.
- Reconfigure existing primary entrance with brick clad entry portal. This new brick clad portal will have its own foundation to support its own gravity load. The portal can be attached to the building for seismic without substantial increase (<10%) in the overall weight of the building.
- Install new independent steel canopies and architectural feature wall in the front façade. These elements will be independent from the building with their own foundation and lateral support.

Building A/D:

- Reinforce existing 2nd floor exterior walkway. The existing wood framed structure of this walkway will remain and will be seismically strengthened by additional steel braces, as shown on our renderings.

In summary, we do not anticipate substantial increase in the building weight.

2. The intent of these architectural renovation is to remove the existing stucco parapets to expose the original clerestory windows. After a detailed observation of the existing interior exposed wall of building G, the original clerestory windows can be exposed. Since the intent is to remove existing elements such as the stucco parapet, it will not increase the building weight.
3. This concern is related to the condition of the existing elements that are hidden from view. We will identify these areas of concern with the help of our consultant architect and we will develop a set of instructions/guidelines for the contractor, should they encounter abnormal/unexpected exiting conditions. These instructions will ask the GC to report any existing and unexpected damage, and seek approval through the City, prior to continuing the work. However, it's worth mentioning it will be unlikely we will find everything.

Historic Plaque Example

