CITY OF SAN JOSÉ, CALIFORNIA
Department of Planning, Building and Code Enforcement
200 E. Santa Clara St., San José, California 95113

HLC Agenda: 05-02-12
Item No. 3.h.

STAFF REPORT
HISTORIC LANDMARKS COMMISSION

FILE NO.: HP12-001, 897 Jackson Street

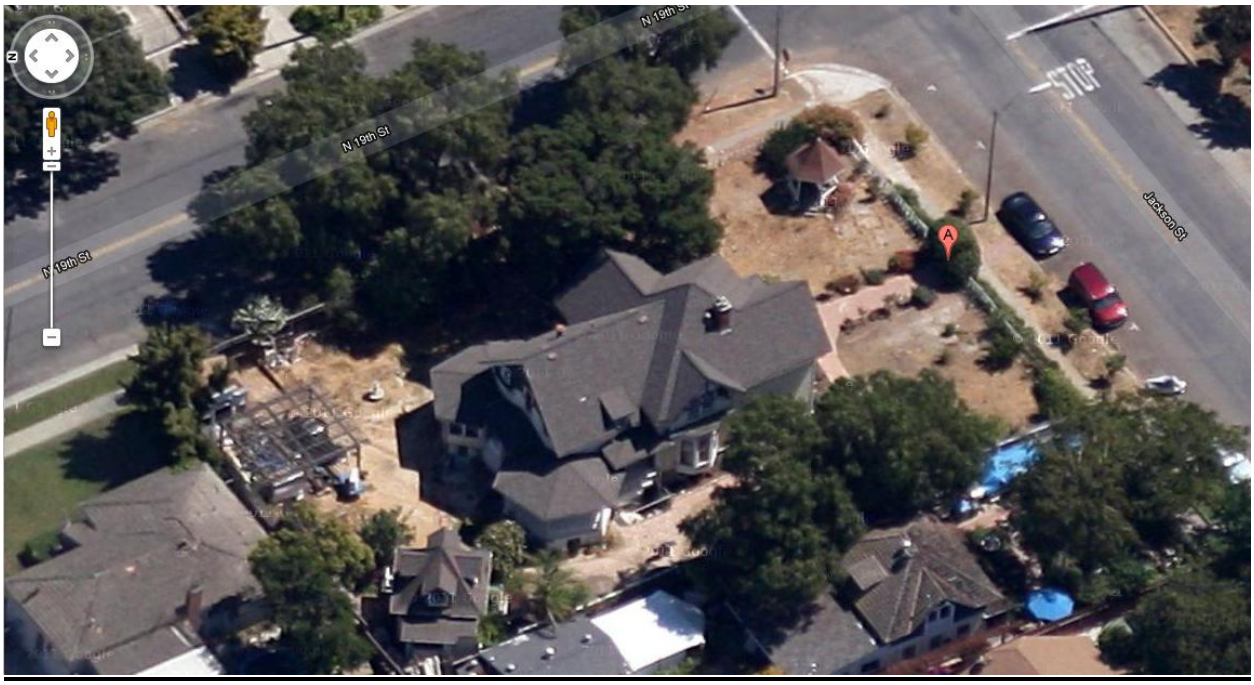
APPLICATION TYPE: Historic Preservation Permit

PROJECT DESCRIPTION: Historic Preservation Permit to allow the demolition of an existing shed and carport and the addition of a new accessory structure (carraige house), consisting of a home office, a basement, and a two (2) car garage, on a 0.29 gross acre site currently zoned for single family, duplex, and bed & breakfast uses.

Existing Zoning	A(PD) Planned Development District
General Plan	Residential Neighborhood
Council District	3
Annexation Date	Original City
Historic Area	N/A
Historic Classification	City Landmark Structure
SNI	N/A
Redevelopment Area	N/A
Specific Plan	N/A

Location Map

N



OWNERS/APPLICANTS

Eric Thacker Trustee, et al., 897 Jackson Street, San Jose CA 95112

BACKGROUND

The applicant, Eric Thacker, is requesting a Historic Preservation Permit to allow the construction of a new accessory structure at the John C. Morrill House. The 0.29 gross acre site is designated as City Landmark No. HL05-151. A Historic Preservation Permit is required for work on City Landmark sites.

The subject site is designated as Residential Neighborhood on the adopted Envision San José 2040 General Plan Land Use/Transportation Diagram. The site is surrounded by single family residential houses on lots that generally average about 6,000 square feet in size.

The site is zoned A(PD) Planned Development Zoning District, File No. PDC10-027. The site specific zoning allows single family, duplex, and bed & breakfast uses. The current use of the primary building on the site, built circa 1887, is as a single family residence. The site includes several other smaller accessory structures including a shed and carport.

On October 18, 2011, the City Council adopted Ordinance No. 28975 rezoning the subject property to allow a carriage house use to be built along the N. 19th Street frontage. The proposed project consists of the demolition of an existing shed and carport and the construction of a new accessory structure, consisting of a home office, a basement, and a two (2) car garage. A carriage house previously existed at the same location as the proposed carriage house.

Historic Resource Description

John Calvin Morrill, a local pioneer who came to Santa Clara County in 1856, built the subject property in 1887. After 30 years farming 160 acres in Milpitas, he sold his ranch and moved to San Jose to begin a new business venture. Morrill became the president of the Garden City Lumber Company, and this house was his advertisement of the firm's work. Morrill's house

appears to be architect designed, but the architect is not known. The prominent local architect William Klinkert may have been involved, as Morrill later hired him to supervise his lumber company and be its resident architect. However, Klinkert's obituary and the records of his family indicate that he did not settle in San Jose until 1888.

The main portion of the house is a one-and-one-half-story block, approximately square in plan, with a moderately pitched, pyramidal, hipped roof. Gabled projections with lower ridgelines extend from each of the elevations. At the front (south) and east elevations, the prominent gabled wings are tall and project relatively far. On the front façade, a shed-roof front porch fits between the main wing and the projecting gabled wing. The porch roof extends shallowly across the face of the gabled wing and becomes the roof of a centered, one-story square bay window. On the east elevation the prominent gable steps down into a centered, one-story square bay window, also with a shed roof. On the west elevation, the gabled projection is shallow and is supported by carved outlookers. A salvaged angled bay window has been added to this façade. To the rear (north), the gabled projection is one story, slightly narrower than the main block, with eaves that are lower than the front eaves. Along the western side of the rear wing, a side porch fills the recess, while to the east a shallow addition fills the same area. Both side elevations have had basement entrances added under the rear wing. To the rear two corners of the house, recent octagonal additions have been added; one is enclosed with salvaged windows and trim, and one is an open porch, also with salvaged, non-original trim. These porches are at grade with the first floor of the house above crawl space which is enclosed by lattice. The high brick foundation is original, but the basement has been modified for living space, and windows added or modified.

The John C. Morrill House was designated a City Historic Landmark on June 28, 2005. The recommendation for the landmark designation was based on the following findings:

6. Its embodiment of distinguishing characteristics of the 1880's Stick/Eastlake architectural type or specimen.

Related Permit

The Historic Preservation Permit which is the subject of this staff report is being processed concurrently with a Planned Development Permit application (File No. PD12-003). A Planned Development Permit is required to effectuate the Planned Development Zoning District (File No. PDC10-027). The memo approving that rezoning is attached, along with the approved development standards for the rezoning.

PROJECT DESCRIPTION AND ANALYSIS

The proposed project is to allow the demolition of an existing shed and carport and the construction of a new two (2) story, 2,205 square-foot, 24 foot tall accessory structure, consisting of a home office, a basement, and a two (2) car garage. There are no changes proposed to the main residence.

The primary subject of the analysis is the project's conformance with:

- The Historic Preservation Ordinance, Municipal Code, Chapter 13.48 of the Municipal Code
- The *Your Old House* Guide for Preserving San Jose Homes, and
- The *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, on

which the *Your Old House* guidelines are based.

Historic Preservation Ordinance:

The Historic Preservation Ordinance, Municipal Code Chapter 13.48, Section 13.48.240 states that no person shall perform any work in a City Historic District except pursuant to, and in compliance with, the terms and conditions of a Historic Preservation permit. "Work" shall include: Construction, reconstruction, alteration, rehabilitation, restoration, demolition, removal, or relocation of any structure or portion thereof.

In taking action on an application for an HP permit, the Director of Planning shall consider: the comments of the Historic Landmarks Commission; the purposes of the Historic Preservation Ordinance, including the preservation of historic landmarks and historic districts, and compatible design of new construction (13.48.010); the historic architectural value and significance of the landmark or district; the texture and materials of the building in question, and the relationship of such features to similar features of other buildings within an historic district; the position of such buildings within an historic district; and the position of such buildings in relation to the public right of way and other buildings on the site.

The Director, or Council on appeal, shall find that, subject to such conditions as they may impose, the work will not be detrimental to an historic district or to a structure or feature of significant architectural, cultural, historical, aesthetic, or engineering interest or value, and is consistent with the spirit and purposes of the Preservation Ordinance. Furthermore, Section 13.48.250 states that in making the determination, the application shall be reviewed in accordance with the approved standards and guidelines.

The proposed HP Permit application has been reviewed in light of the language excerpted from the Historic Preservation Ordinance, above. Staff has concluded that the proposed project is consistent with standards and guidelines as discussed below, will not be detrimental to the historic structure and district, and is consistent with the spirit and purposes of the ordinance. In addition, the proposed carriage house is consistent with the development standards and other applicable provisions of the Planned Development Zoning District and of Title 20 (the Zoning Ordinance).

Consistency with Your Old House Guidelines and the Secretary of Interior Standards:

The primary project issues are conformance with the *Your Old House* Guidelines and the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (the Standards).

<u>*Your Old House* Design Guidelines</u>: These design guidelines are provided to property owners as information that may be used in planning an approach to the treatment of historic houses in order to ensure that the work contemplated will help preserve the historic character.

The project is in conformance with the *Your Old House* guidelines. In particular, the project meets *Your Old House* Guidelines 5.22, 5.25, 5.26, 5.27, and 5.28 as follows:

> **5.22** ***A new garage should not appear to dominate from the street.*** *A garage should be subordinate to the primary structure on the site and should be compatible in design with the primary structure. A new garage should also be seen as a new addition to the streetscape, it should not be designed to appear old. When parking was originally introduced it was an ancillary use and was located to the rear of a site. This tradition*

should be continued, and in all cases, the visual impacts of parking – which includes driveways, garages and garage doors – should be minimized.

The carriage house is will be seen as a new addition to the streetscape on N. 19th Street in that it is proposed to be located in the same place as the original carriage house in conformance with the site's development standards. The structure will be subordinate to and compatible with the primary structure.

5.25 Locate an accessory structure to the rear of a lot.

The proposed structure is located to the rear of the lot. Furthermore, the development standards for the site require that the new carriage house be located at rear of the lot.

5.26 Construct an accessory structure that is subordinate in size with and similar in character to the primary structure. *In general, accessory structures should be unobtrusive and not compete visually with the house. An accessory structure should remain subordinate, in terms of mass, size and height to the primary structure.*

The carriage house is proposed to be subordinate in size and similar in character to the primary structure.

5.27 An accessory structure should be similar in character to those seen traditionally. *Basic rectangular forms, with hip, gable or shed roofs, are appropriate. Maintain the simple detailing found on accessory structures.*

The accessory structure as proposed is similar in character to the carriage house originally located on the site.

5.28 Maintain the traditional range of building materials on accessory structures. *Appropriate siding materials for accessory structures include: unpainted or stained wood siding, wood planks, vertical board and batten siding or corrugated metal.*
The proposal is in conformance with the traditional range of building materials in that it will have wood siding and other appropriate materials.

Secretary of the Interior's Standards: The Standards are neither technical nor prescriptive, but are intended to promote responsible preservation practices that help protect our Nation's irreplaceable cultural resources. The Standards provide philosophical consistency to the work. The four treatment approaches of Preservation, Rehabilitation, Restoration, and Reconstruction, are hierarchical. Rehabilitation, the second treatment, emphasizes the retention and repair of historic materials, therefore, the assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time, and as a result, repair and replacement is needed. More latitude is provided for alterations or additions necessary for a new use. Like Preservation standards, Rehabilitation standards focus attention on the preservation of those materials, features, finishes, spaces, and spatial relationships that, together, give a property its historic character.

The project is in conformance with the *Secretary of the Interior's Standards* in general, and with Standards No. 9 and 10 in particular, as follows:

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, scale and proportion, and massing to protect the integrity of the property and its environment.*

The garage is clearly differentiated from the main house, in that it stands apart from the historic building and does not attempt to mimic its architectural style or detailing. No historic features of the property would be affected by the project. The existing spatial relationships would be maintained, in that the location of the accessory structure allows a rear yard to exist on the site. The proposed new building materials (wood siding and composition shingle roof) and features are generally compatible with the historic home.

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

    The garage's two-story construction is in appropriate proportion to the building's function and will not adversely affect the historic building's integrity. As a detached accessory structure, the garage is intrinsically situated in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.

GENERAL PLAN CONFORMANCE

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

- Are instructive, telling the story of a community's past;
- Provide a sense of civic identity and unique character;
- Are typically an interesting and pleasing aesthetic in the urban environment;
- Can generate economic advantage for a property or neighborhood;
- Give a community a sense of permanency. A place with a clear past can expect to also have a definite future;
- Once lost, cannot be recovered.

Staff considers the project consistent with the applicable goals and policies of the General Plan; in particular:

Goal LU-13 – Landmarks and Districts. Preserve and enhance historic landmarks and districts in order to promote a greater sense of historic awareness and community identity and contribute toward a sense of place.

Policy LU-13.6 Ensure modifications to candidate or designated landmark buildings or structures conform to the Secretary of the Interior's Standards for Treatment of Historic Properties and/or appropriate State of California requirements regarding historic buildings and/or structures, including the California Historical Building Code.

Policy LU -13.12 Develop and encourage public/public and public/private partnerships as a means to support, expand, and promote historic preservation.

Policy LU -13.13 Foster the rehabilitation of buildings, structures, areas, places, and districts of historic significance. Utilize incentives permitting flexibility as to their uses; transfer of development rights; tax relief for designated landmarks and districts; easements; alternative building code provisions for the reuse of historic structures; and financial incentives.

Goal LU-16 – Sustainable Practices. Preserve, conserve, and/or rehabilitate historic structures as a means to achieve the City of San José's environmental, economic, and fiscal sustainability goals.

Policy LU -16.5 Utilize the aesthetic and cultural qualities of historic resources of all types as means of promoting San José as a place to live, work and visit consistent with the City's economic development goals.

As discussed in the Project Description and Analysis sections above, the proposed work is compatible with the existing historic house on the site in terms of style, materials, location, and proportions. The primary land use on the site (single-family house) is consistent with the site's General Plan Land Use/Transportation Diagram designation of Residential Neighborhood.

ENVIRONMENTAL REVIEW

Under the provisions of Section 15331, Historical Resource Restoration/Rehabilitation, of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA), the Director of Planning has determined this project to be exempt from further environmental review in that the proposed addition to the historic resource is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

COMMUNITY OUTREACH

A public hearing notice for the project was posted at the site, published in a local newspaper, and mailed to all property owners and tenants within 500 feet of the subject site. The staff report and the Historic Landmarks Commission and Planning Director Hearing agendas are posted on the "Hearings and Meetings" section of the Planning Division web page, and staff has been available to discuss the proposal with members of the public.

RECOMMENDATION

Planning staff recommends that after reviewing the proposal for conformance to the *Your Old House Design Guidelines* and the *Secretary of the Interior's Standards* regarding the compatibility of the design, texture and materials of the proposed carriage house, and the position of the new building in relation to the public right of way and other buildings on the site that Historic Landmarks Commission provide comments and recommend approval to the Director of Planning.

Project Manager: Lori Moniz **Approved by**: _____ Date: 04/24/12

Attachments: Plans
Memo for the Planned Development Zoning and Associated Development Standards

CITY COUNCIL 09/27/11
ITEM 11.2

CITY OF SAN JOSE
CAPITAL OF SILICON VALLEY

Memorandum

TO: **MAYOR AND CITY COUNCIL** **FROM:** Councilmember Sam Liccardo

SUBJECT: **PDC10-027. REZONING OF REAL PROPERTY LOCATED AT THE NORTHWEST CORNER OF JACKSON STREET AND NORTH 19TH STREET** **DATE:** September 27, 2011

APPROVE 9-27-11

RECOMMENDATION

Approve the application for rezoning to with the following conditions:

a. The setback from the northern lot line be 5 feet or more;
b. The height of the structure be no more than 24 feet at its peak;
c. No deck may be constructed on the second floor on any side of the proposed structure other than the south;
d. Vegetation or an accessory (such as a trellis) be placed in between the structure and fence on the northern border, so as to obscure views into the neighbor's yard from the second floor of the structure; and
e. The proposed structure not be used as a residence of any kind. Any attempt to do so will require application pursuant to the City's Secondary Unit ordinance.

BACKGROUND

I do not take lightly the Planning Department's opposition to this application, but this proposal presents the City with a unique opportunity to help the community "recreate" a small part of its history. The owner of the Morrill House ("Applicant") has already proven his commitment to restoring this house to its original splendor, and has invested considerable time, effort, and financial resources in the revitalization of this corner of the Northside neighborhood.

A carriage house previously existed on the spot at which the applicant would like rebuild it. The original carriage--or some version of it—has since been moved to the property directly west of the Applicant's. However, it has been modified and moved over the years. The Applicant does not seek to build just another carriage house, but rather seeks to build a structure that resembles the original as closely as possible.

Without modification of Applicant's proposal, conflicts will inevitably emerge in future years between the use of this structure and the residents—whoever they may be at the time—of the home to the north of the Applicant. Applicant proposes to build a large, 28-foot-high structure directly on the lot-line separating the

properties. He also stated at the Planning Commission hearing that "the second floor is designed as a home office to use today but also to serve the function if and when I decide to reopen the property as a B and B in the future," referring to the house's previous use as a bed-and-breakfast establishment. Based on these comments and my conversation with the Applicant, the intention of converting the structure to residential use looms in future years, presenting an even more apparent conflict.

The Applicant has expressed some willingness to compromise, along lines similar to those outlined above. After additional discussion with Applicant and Planning staff, I propose a compromise that, undoubtedly, will make nobody happy, but with which I hope we all can live. This allows for the reconstruction of smaller, modified version of the original, which will accentuate the historical character of the Morrill House property, but reduce the intrusion on the property for the northern neighbor.

Several years ago, we created a "granny unit" ordinance to allow for approval of secondary residential units under a clear set of restrictions, and Applicant has not sought approval under that ordinance. If he seeks a residential use, he should do so pursuant to the appropriate process.

The applicant has the support of his neighbors, the local neighborhood association, and the Preservation Action Council of San Jose. Both organizations emphasize that the Applicant construct and maintain the structure in a manner consistent with the site's historic character. Given the applicant's track record, I have no doubt that he will do so.

PDC10-027 General Development Standards

September 27, 2011 - Ordinance No. 28975

Permitted Use
One-family dwelling, only one such dwelling per lot

Conditional Uses
Two-family dwelling (duplex)
Bed and Breakfast Inn in conformance with the San José Municipal Code as amended

Development Standards
Per R-1-8 Single-Family Residence zoning district in the San José Municipal Code, as amended

New Carriage House Building
The minimum setback from the northern lot line is 5 feet.

The height of the structure may be no more than two (2) stories and 24-feet at its peak.

No deck may be constructed on the second floor on any side of the proposed structure other than the south.

Vegetation or an accessory structure, such as a trellis, shall be placed in between the structure and fence on the northern border, so as to obscure views into the neighbor's yard from the second floor of the structure.

The proposed structure shall not be used as a residence of any kind. Any attempt to do so will require application pursuant to the City's Secondary Unit Ordinance or other lawful process.

Accessory Buildings and Structures
All other accessory buildings and structures shall conform to the development regulations set forth for Residential Zoning Districts in Title 20 of the San José Municipal Code, as amended.

Existing Tank House Building
If the site is converted to a bed and breakfast inn, the tank house building may be used for bed and breakfast use to the satisfaction of the Director of Planning.

Required Parking
Parking is required in conformance with the San José Municipal Code except that on-street parking may be used for guest parking for a Bed and Breakfast Inn to the satisfaction of the Director of Planning.

General Notes

Water Pollution Control Plant Notice
Pursuant to part 2.75 of chapter 15.12 of the San José Municipal Code, no vested right to a building permit shall accrue as the result of the granting of any land development approvals and applications when and if the city manager makes a determination that the cumulative sewage treatment demand on the San José – Santa Clara water plant will cause the total sewage treatment demand to meet or exceed the capacity of the San José – Santa Clara water pollution control plant to treat such sewage adequately and within the discharge standards imposed on the city by the state of California regional water control board for the San Francisco Bay region. Substantive conditions designed to decrease sanitary sewage associated with any land use approval may be imposed by the approving authority.

REZONING FOR
A NEW CARRIAGE HOUSE
897 E. JACKSON ST.
SAN JOSE · CA. APN 249-27-30

OWNER/APPLICANT : ERIC THACKER

E. JACK CHRISTENSEN A.I.A. ARCHITECT SAN JOSE, CALIFORNIA (408) 288-7236

REVISIONS	BY

H12-001

PROJECT DESCRIPTION

REZONING ONLY NOT FOR PROPOSED CONSTRUCTION.
PDC 10-027

THIS PROJECT IS FOR ADDITION OF A NEW CARRIAGE HOUSE (VICTORIAN STYLE) TO CORRINATE W/ THE PRIMARY EXISTING STRUCTURE ON THE SITE, A CITY LANDMARK SITE/STRUCTURE ON THE CITY'S HISTORIC RESOURCES INVENTORY "JOHN G. MORRILL HOUSE" BUILT CIRCA 1887.

THE PROPOSED BUILDING IS 2 STORIES PLUS A BASEMENT @ 1355 SF / FLOOR EQUALS 2205 SF ADDITIONALLY THE GROUND FLOOR HAS A 91 SF ENTRY PORCH TO AN OUTSIDE STAIR TO THE 2ND FLOOR. THE 2ND FLOOR HOME/OFFICE HAS 91 SF DECK. THE BASEMENT ACCESS BY WAY OF A 105 SF STAIRWELL.

AN (E) SHED & CARPORT WILL BE DEMOLISHED TO ACCOMODATE THE (N) CARRIAGE HOUSE.

MINOR WALKS & GROUND COVER ARE ADDED.

A (N) DRIVEWAY IS ADDED TO REPLACE EXISTING.

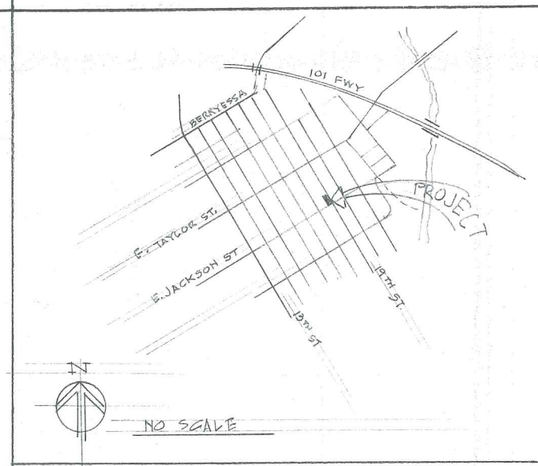
ABBREVIATIONS & SYMBOLS

Blkg	Blocking
C	Carpet
℄	Centerline
Col	Column
Conc	Concrete
Elev	Elevation
FG	Finish grade
FOS	Face of
Elect	Electric
(E)	Existing
EJ	Expansion Joint
Ga	Gauge
GI	Galvanized iron
Max	Maximum
Mech	Mechanical
Mtl	Metal
MTR	Mens toilet room
Min	Minimum
(N)	New
NIC	Not in contract
PTD	Paper towel dispenser
Plumb	Plumbing
PW	Plywood
Reinf	Reinforcing
Rm	Room
SCD	Seat cover dispenser
Sim	Similar
SND	Sanitary napkin dispenser
Stl	Steel
Stl ℙ	Steel plate
Struct	Structural
Stor	Storage
SV	Sheet vinyl
Thr	Threshold
TPH	Toilet paper holder
(Typ)	Typical
UNO	Unless noted otherwise
VT	Vinyl tile
VCT	Vinyl composition tile
WTR	Womens toilet room
FF	Finish floor
RWL	Rain water leader
ℙ	PLATE

SHEET INDEX

SHEET #	TITLE
A-1	TITLE SHEET
A-2	MAP OF ZONING DISTRICT (BY GSJ)
A-3	SITE PLAN
A-4	GRADING & DRAINAGE PLAN 4a & 4b N.A. N.A. FLAT SITE
A-5	BUILDING ELEVATIONS
A-6	FLOOR PLANS
A-7	LANDSCAPE & IRRIGATION N.A. SEE A-3 SITE PLAN
A-8	DETAILS N.A. NO SITE DETAILS

LOCATION MAP



CLIENT

ERIC THACKER
897 E. JACKSON ST.
SAN JOSE · CA 95112

CODES

UNIFORM BUILDING CODE -2010 EDITION & REVISIONS
CALIFORNIA BUILDING CODE -2010 EDITION & REVISIONS
NATIONAL ELECTRICAL CODE -2010
UNIFORM MECHANICAL CODE -2010
UNIFORM PLUMBING CODE - 2010
STATE OF CALIFORNIA TITLE 24-2010

APPLICABLE CITY, COUNTY, STATE & FEDERAL REGULATIONS, ORDINANCES & LAWS

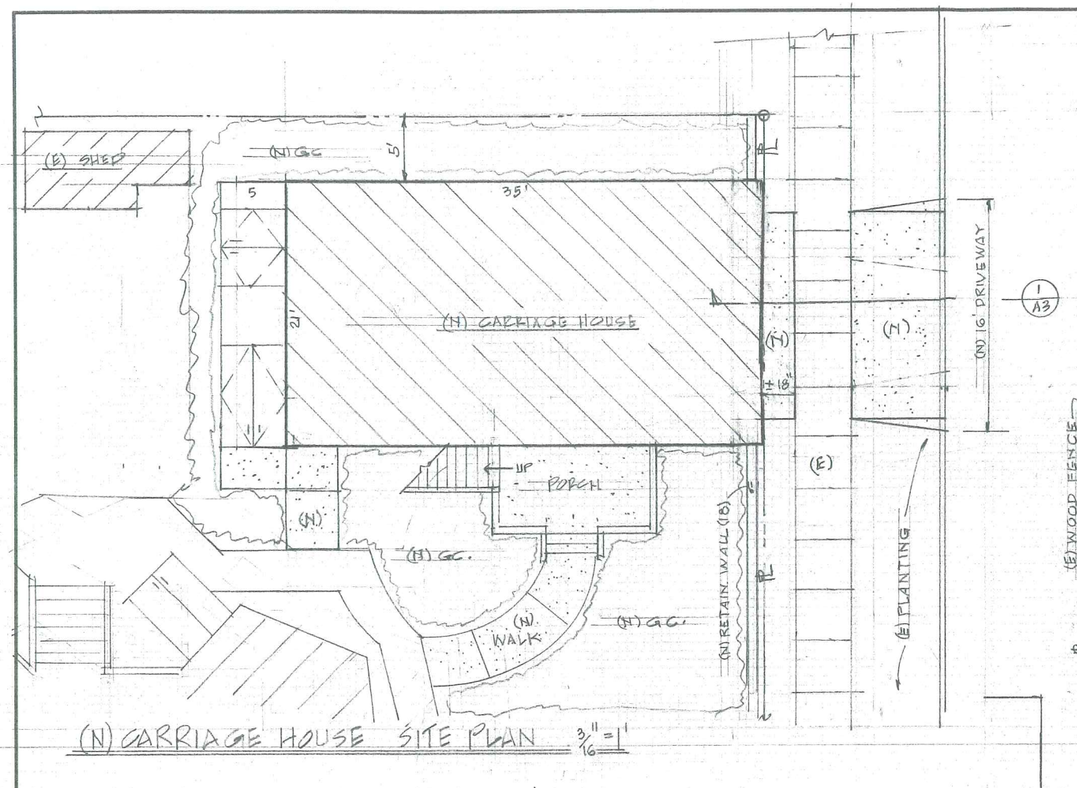
LICENSED ARCHITECT E. JACK CHRISTENSEN LICENSE NO. C 4600 REN. 7-1-13

TITLE SHEET

E. JACK CHRISTENSEN A.I.A. ARCHITECT
509 MILLPOND DR. SAN JOSE, CA. 95125

Date	1-16-12
Scale	N.A.
Drawn	EJC
Job	10-19
Sheet	A1
Of	4 Sheets

24 X 36 PRINTED ON NO. 1000H CLEARPRINT



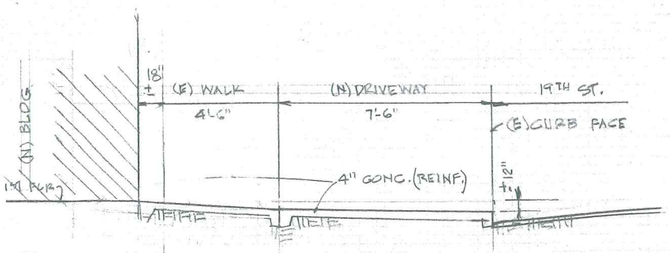
(N) CARRIAGE HOUSE SITE PLAN 3/16" = 1'

PROPERTY: 12,600 SF = 0.289± AC GROSS/NET

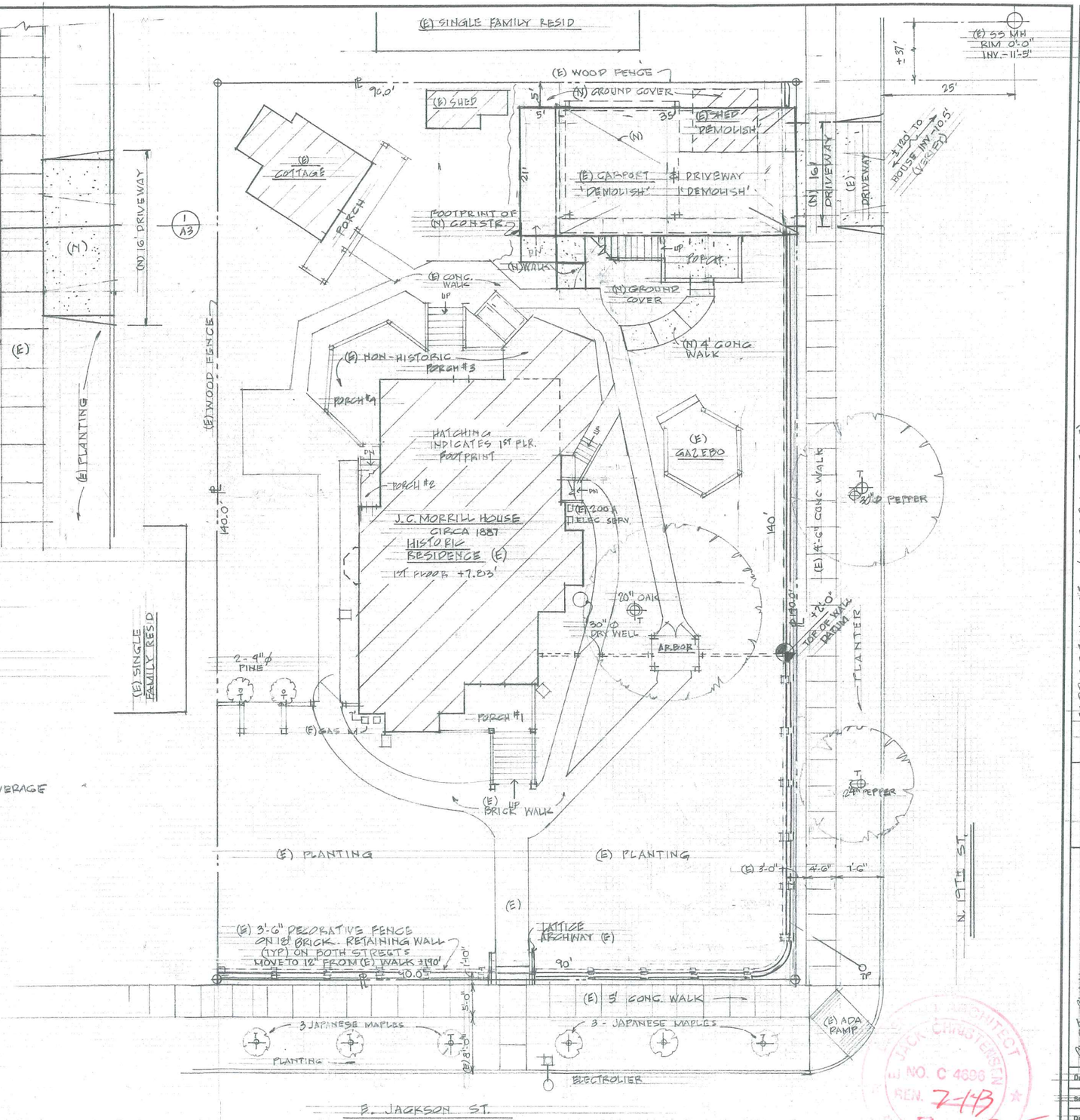
COVERAGE:

BUILDINGS	
(E) RESID	1,430 SF
(E) PORCHES 1,2,3,4	+ 413
	1,843 SF
(E) COTTAGE	228
(E) SHED	64
(E) GAZEBO	114
(E) TOTAL	2,249 SF
(N)	+ 918
TOTAL BLDGS.	3,167 SF ÷ 12,600 SF = 25.1% COVERAGE

ON SITE PARKING: 4 SPACES IN (N) BLDG.



1/A3 (N) DRIVEWAY CROSS SECTION 3/8" = 1'



NOTE: SITE IS LEVEL EXCEPT FOR (E)/(N) 18" HIGH RETAINING WALLS & SIDEWALKS

EXISTING & DEMOLITION PLOT PLAN 1/8" = 1'

12,600 SF = 0.289± AC APN 249-27-30

REVISIONS	BY

CARRIAGE HOUSE (VICTORIAN STYLE)
FOR
ERIC THACKER
897 E. JACKSON ST.
SAN JOSE, CA. 95112

PLOT PLAN

E. JACK CHRISTENSEN A.I.A. ARCHITECT
508 MILLPOND DR. SAN JOSE, CA. 95126

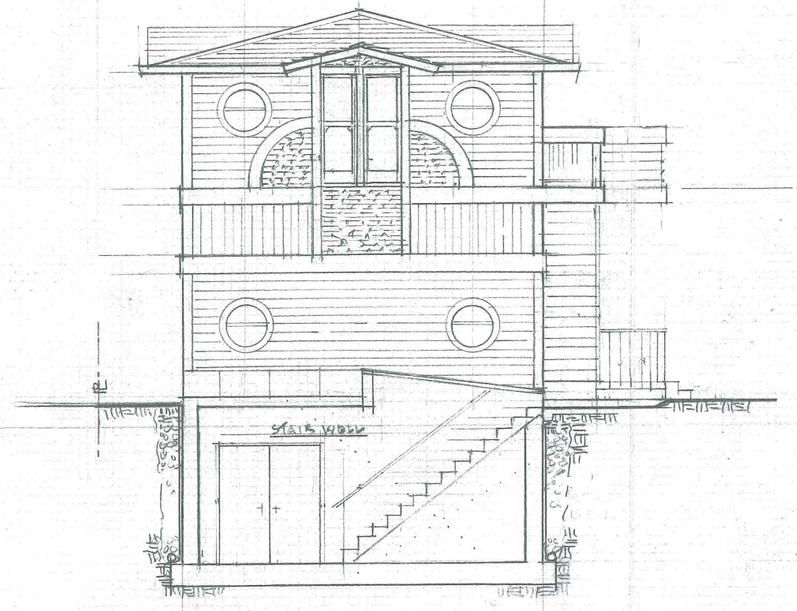
Date 1-16-12
Scale A.S.
Drawn EJC
Job 10-19
Sheet A3 of 4 Sheets

JACK CHRISTENSEN ARCHITECT LIC. NO. C 4696 REN. 7-13

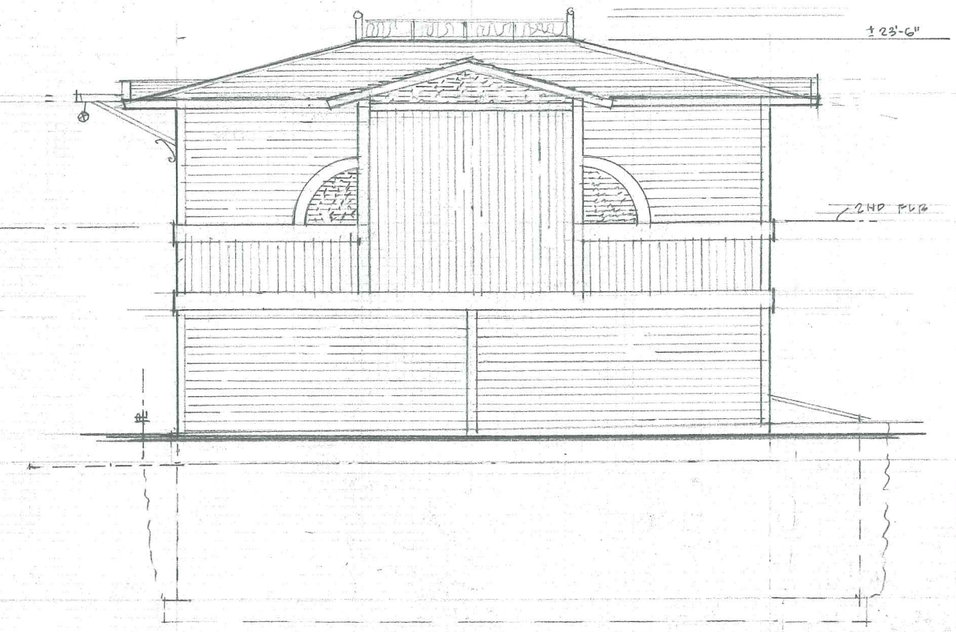
9'-6"x12=114"
÷8=14.25
SAY 15R
=7.6"R
14 T@10"
140"=11.6'
11'-8"

14 T@10"
15R@7.6"

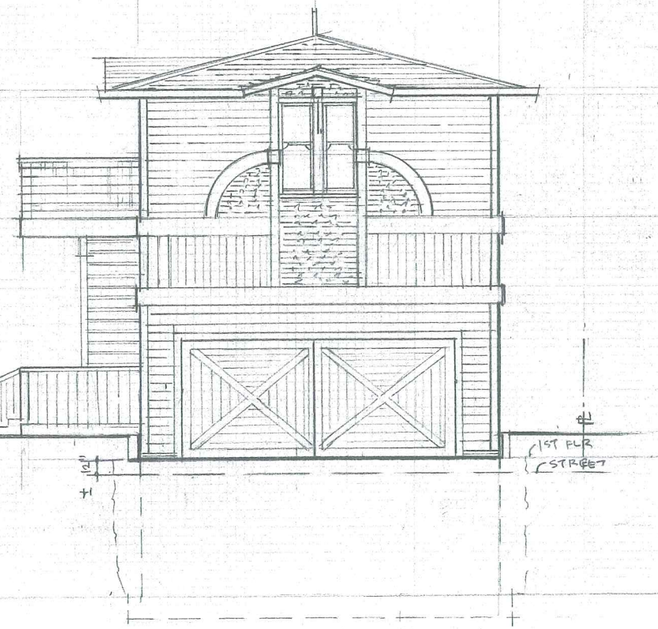
19R@7.89"
15T@9"



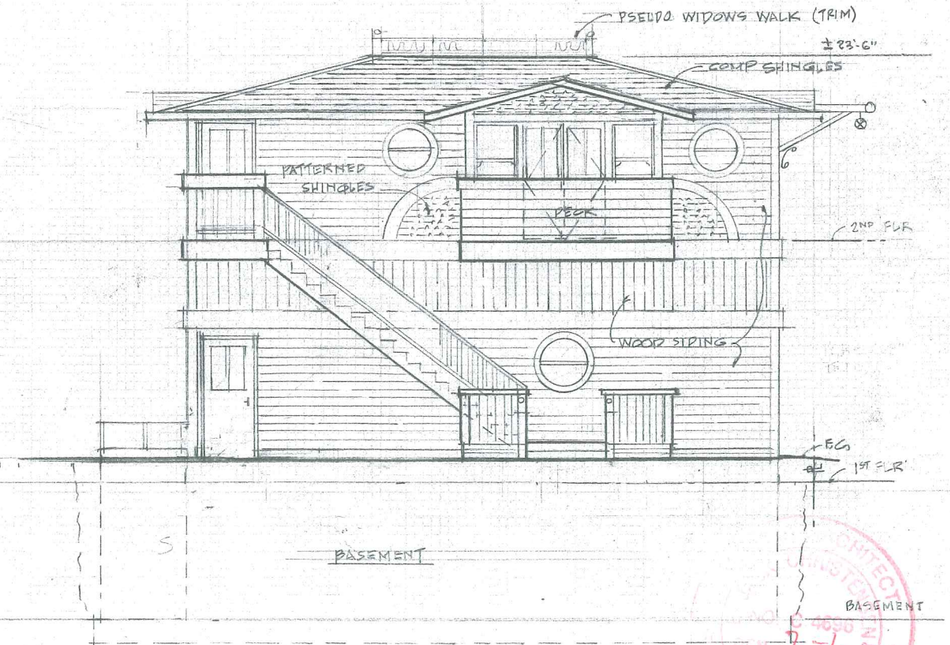
WEST



NORTH



EAST N. 19TH STREET



SOUTH FACING RESIDENCE

EXTERIOR ELEVATIONS 1/4"=1'

REVISIONS	BY

CARRIAGE HOUSE (VICTORIAN STYLE)
FOR
ERIC THACKER
897 E. JACKSON ST.
SAN JOSE, CA. 95112

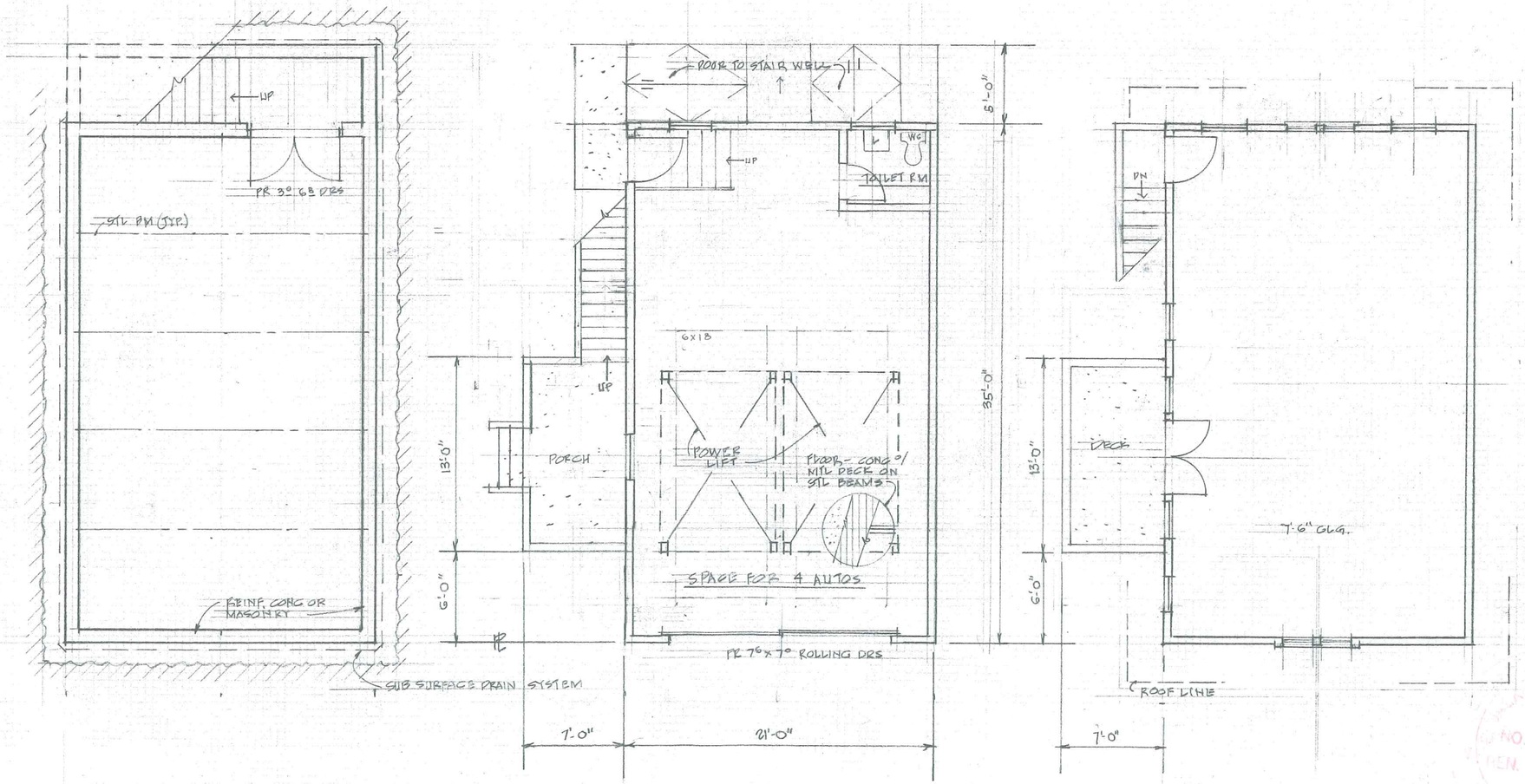
EXTERIOR ELEVATIONS

E. JACK CHRISTENSEN A.I.A. ARCHITECT
509 MILLPOND DR. SAN JOSE, CA. 95125

Date 7-10-12
Scale A.S.
Drawn EJC
Job 10-19
Sheet A5
Of 4 Sheets

NOTE: DOOR & WINDOW SCHED

10' FT OF 9'-6"



BASEMENT FLOOR PLAN 1/4"=1' 735 SF + 105 = 840 SF
STORAGE

1ST FLOOR PLAN 735 SF
AUTO GARAGE

2ND FLOOR PLAN 735 SF

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FOR
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SAN JOSE, CA. 95112

FLOOR PLANS

E. JACK CHRISTENSEN A.I.A. ARCHITECT
509 MILLPOND DR. SAN JOSE, CA. 95125

Date 1-16-12
Scale AS
Drawn EJC
Job 10-19
Sheet A6 Of 4 Sheets

E. JACK CHRISTENSEN ARCHITECT NO. C 4696 REN. 7-1-13