Historic Preservation Board
REGULAR MEETING AGENDA
Wednesday, June 24, 2026 | 5:00 PM
City Hall Council Chamber – 70 N. First Street

CALL TO ORDER / ROLL CALL

This Historic Preservation Board (HPB) meeting will be conducted in person and virtually via video teleconferencing (Zoom) in compliance with the provisions of the Brown Act. Members of the public may attend this meeting in person at Campbell City Hall or virtually via Zoom at http://campbellca.gov/HPBsignup. A video recording will be available on the City of Campbell YouTube Channel following the meeting at https://youtube.com/user/CityofCampbell.

Written correspondence may be delivered to Historic Preservation Board at, or prior to, the Public Hearing by email to planning@campbellca.gov. Questions may be addressed to Senior Planner Daniel Fama, Board Secretary, at (408) 866-2193 or danielf@campbellca.gov.

APPROVAL OF MINUTES

1. **Approval of Minutes of January 28, 2026** *(Roll Call Vote)*

   Recommended Action: Make a motion to approve the regular meeting minutes of January 28, 2026.

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Board on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to three minutes. Please be aware that State law prohibits the Board from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

BOARD/STAFF ANNOUNCEMENTS

Board Members and/or staff may make announcements on matters related to historic preservation and promotion.

PUBLIC HEARING

2. **73 S. First Street – Tier 1 Historic Resource Alteration Permit** *(Resolution/Roll Call Vote)*

   Public Hearing to consider the request of Chung Chan to allow restoration and in-kind repair of a single-story historic residence, a designated Landmark property commonly known as the Laura Campbell Swope House, including replacement of damaged wood siding, repair of the porch and stairs, installation of historically compatible window trim, re-roofing of the main house and detached garage, and installation of new gutters and downspouts, on property located at **73 S. First Street**. The application under consideration includes a Tier 1 Historic Resource Alteration Permit. Staff is recommending

that this project be deemed Categorically Exempt under CEQA. Project Planner: Daniel Fama, Senior Planner.

Recommended Action: Adopt a resolution recommending approval of a Tier 1 Historic Resource Alteration Permit.

ADJOURNMENT

Adjourn to the Historic Preservation Board meeting of **February 24, 2026**, at 5:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication.

Americans with Disabilities Act (ADA)

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 the City Clerk's Office at ClerksOffice@campbellca.gov or 408-866-2117 in advance of the meeting.

HISTORIC PRESERVATION BOARD
REGULAR MEETING MINUTES
Wednesday, January 28, 2026 I 5:00pm
Council Chambers, City Hall

CALL TO ORDER

The Regular Historic Preservation Board meeting of January 28, 2026 was called to order at 5:00 pm by Chair Walter, and the following proceedings were had to wit.

ROLL CALL

HPB Members Present:
Todd Walter, Chair
Susan Blake, Acting Chair
Laura Moore, Board Member

HPB Members Absent:
Christine Snyder, Board Member

Staff Members Present:
Daniel Fama, Senior Planner
Ken Ramirez, Administrative Analyst

APPROVAL OF MINUTES

1. **Approval of Minutes of December 3, 2025** *(Roll Call Vote)*

   Recommended Action: Make a motion to approve the regular meeting minutes of December 3, 2025.

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Board on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to three minutes. Please be aware that State law prohibits the Board from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

BOARD/STAFF ANNOUNCEMENTS

Board Members and/or staff may make announcements on matters related to historic preservation and promotion.

Senior Planner Fama clarified that Board Member Foulkes term ended in October so he will not be participating in future meetings unless he is reappointed.

Been in contact with three property owners who owns historic homes.

2. **Historic Consultant Selection Update**

    a. Working on reviewing proposals and standing up a bench of consultants to be used by the City for 5-years.

NEW BUSINESS

3. **Election of 2026 Chair and Vice Chair and SARC Advisor** (*Roll Call Vote)*

    The Board will elect the Chair and Vice Chair, and Advisor to the Site and Architectural Review Committee (SARC), for 2026.

    Recommended Action: (1) Make a motion to appoint the 2026 Chair and Vice Chair of the Historic Preservation Board; and (2) make a motion to appoint the 2026 Historic Preservation Advisor to the Site and Architectural Review Committee (SARC).

    Motion: Historic Preservation Board motioned to approve nomination of Todd Walter as 2026 Chair of Historic Preservation Board and Historic Preservation Advisor to the Site and Architectural Review Committee, and Susan Blake as 2026 Vice Chair through a unanimous vote.

4. **2026 HPB Meeting Schedule** *(Resolution/Roll Call Vote)*

    The Board will review and approve the proposed 2026 meeting schedule.

    Recommended Action: Adopt a Resolution approving the recommended 2026 meeting schedule.

    Motion: Historic Preservation Board motioned to approve the proposed 2026 meeting schedule through a unanimous vote.

5. **Changes to State Law Regarding Historic Resources** *(No Action – Informational Only)*

    The Board may discuss changes to State law that effect historic properties.

    Senior Planner Fama discussed newly adopted State Law changes for Historic Resources, specifically structures of merits in Single-Family zones.

    SB 79 would demand 54,000 additional units for Campbell. The March 3, 2026 City Council meeting would discuss the analysis of the impact of SB 79 to Campbell and its requirements.

ADJOURNMENT

Adjourn to the Historic Preservation Board meeting of **February 24, 2026**, at 5:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication.

PREPARED BY: _____
Ken Ramirez, Administrative Analyst

APPROVED: _____
Todd Walter, Chair

ATTEST: _____
Daniel Fama, Secretary

CITY OF CAMPBELL · HISTORIC PRESERVATION BOARD
Staff Report · June 24, 2026

PLN-2026-17. Chan, C. Public Hearing to consider the request of Chung Chan to allow restoration and in-kind repair of a single-story historic residence, a designated Landmark property commonly known as the Laura Campbell Swope House, including replacement of damaged wood siding, repair of the porch and stairs, installation of historically compatible window trim, re-roofing of the main house and detached garage, and installation of new gutters and downspouts, on property located at **73 S. First Street**. The application under consideration includes a Tier 1 Historic Resource Alteration Permit. Resolution/Roll Call Vote). File No.: PLN-2026-17

STAFF RECOMMENDATION

That the Historic Preservation Board take the following action:

1. **Adopt a Resolution** (reference **Attachment 1**), recommending approval of a Tier 1 Historic Resource Alteration Permit (File No.: PLN-2026-17).

ENVIRONMENTAL DETERMINATION

Staff recommends that the Historic Preservation Board accept the determination that this application is Categorically Exempt under Section 15331, Class 31 of the California Environmental Quality Act (CEQA), pertaining to projects involving the maintenance, rehabilitation, restoration, preservation, or reconstruction of historical resources, provided that the activity is consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

DISCUSSION

Project Site: The project site is an approximately 7,000-square-foot parcel located on the west side of S. First Street at the corner of Orchard City Drive, as shown on the aerial map on the following page. The property is within the P-D (H) (Planned Development / Historic) Combining Zoning District and has a Professional Office Mixed-Use General Plan land use designation.

The property is developed with a single-story, 1,550-square-foot single-family residence constructed in 1895 in the Queen Anne Victorian Cottage vernacular tradition, commonly known as the Laura Campbell Swope House. According to the City's DPR form (reference **Attachment 2**) the house was built for the daughter of William Swope and Laura Campbell Swope and was later sold to the Spiegle family around 1915.

The home is positioned near the front corner of the lot. A narrow driveway along the side yard leads to a small, detached gable-end garage near the southwest corner of the property. The property is subject to a Historic Property Preservation Agreement ("Mills Act Contract") recorded with the Santa Clara County Clerk-Recorder on June 29, 2022.



Background: On June 5, 2025, the Building Division issued a Stop Work Order for construction work performed without a building permit. The unpermitted work included removal of original historic siding and trim from portions of the west and south elevations and the lower walls of the street-facing bay window, installation of non-matching off-the-shelf replacement siding, removal of original front porch deck boards near the front entrance, and use of abrasive mechanical paint-removal methods that damaged remaining historic siding.

Following issuance of the Stop Work Order, the Community Development Department retained Mark Sandoval, AIA, of M. Sandoval Architects, Inc., to conduct an on-site historic integrity assessment and restoration feasibility review. Mr. Sandoval's assessment, dated July 16, 2025 (reference **Attachment 3**), concluded that the unpermitted alterations, while significant, had not caused irreversible damage to the property's historic integrity and that restoration and in-kind repair of the affected areas remained feasible. The assessment recommended that the property owner retain a qualified historic architect and contractor experienced in historic preservation to prepare corrective drawings and complete the restoration work consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and the City's *Historic Design Guidelines for Residential Buildings.*

In response, the property owner engaged Ammirato Construction, a Campbell-based general contractor, to prepare restoration plans for City review. Although the Sandoval assessment recommended retaining an architect with formal historic preservation credentials, the limited scope of the corrective work presented a practical barrier to securing such services. Ammirato Construction has documented experience with historic residential restoration involving period residential structures in the South Bay, including Craftsman homes in Los Gatos, Spanish Mission residences in San Jose, as well as older residential properties in San Jose's Naglee Park neighborhood.

Proposal: The application for a Tier 1 Historic Resource Alteration Permit would allow restoration and in-kind repair of the exterior of the Laura Campbell Swope House, as shown on project plans (reference **Attachment 4**) , and excerpted, below. The proposed work includes restoration of deteriorated or missing wood siding on portions of the west and south elevations and the lower walls of the front bay window. New siding would consist of custom-milled horizontal wood lap boards matching the profile, reveal, and installation of the surviving historic material and would be integrated into the remaining original siding. The project also includes repair and rebuilding of the front porch deck and stairs and replacement of non-original window trim with custom-milled wood trim matching the original profile and dimensions of the historic window surrounds.

Roofing on the main house and detached garage would be replaced with CertainTeed Landmark composition shingles in the Heather Blend color, consistent with the asphalt roofing material documented in the 1985 DPR form. New ogee-profile gutters and two-inch round downspouts, painted to match the trim color, are also proposed. No changes to the building footprint, height, or massing are proposed. The application does not include any mechanical, electrical, plumbing, or structural work.



PROPOSED FRONT ELEVATION



PROPOSED RIGHT-SIDE ELEVATION

Administrative Procedure: Pursuant to CMC Sec. 21.33.080, alterations to Landmark properties require approval of a Historic Resource Alteration Permit. Because the proposed work involves exterior modifications to a designated historic resource, review by the Historic Preservation Board is required. This process allows the Board to evaluate the appropriateness of the proposed materials, methods, and design relative to the historic character of the Landmark. Following action by the Board, the Community Development Director may issue or deny a Zoning Clearance consistent with the Board's recommendation, thereby authorizing or precluding the proposed work.

ANALYSIS

Findings for Approval: In order to recommend approval of the Tier 1 Historic Resource Alteration Permit, the Board must determine the project satisfies findings for approval. Findings establish the evidentiary basis for the City's decision to grant or deny a land use approval and to impose conditions of approval necessary to meet the findings. The following identifies each of the applicable findings in *italics* followed by staff's analysis of the consistency of the proposed project.

1. *The proposed action is consistent with the purposes of this chapter and the applicable requirements of the Municipal Code;*

   Yes. The project site is located in the P-D (H) (Planned Development / Historic Overlay) Combining Zoning District and carries a Professional Office Mixed-Use General Plan land

use designation, which contemplates a range of compatible uses including residential, professional office, and live-work combinations. The proposed restoration and in-kind repair work would maintain the existing residential use of the property and does not propose any change to the use, footprint, height, or massing of the structure. The scope of work is limited to exterior restoration and no aspect of the proposed project would preclude or limit the range of uses otherwise permitted under the base zoning district.

The proposed restoration work is also consistent with the preservation obligations established under the property's Mills Act agreement and would support the continued eligibility of the property for inclusion in the Mills Act program. To ensure completion of the required restoration work, Condition of Approval No. 3 requires the property owner to obtain all required building permits and complete the approved scope of work in substantial conformance with the approved project plans. Failure to complete the required restoration work in accordance with these requirements would constitute a violation of the Mills Act agreement and may subject the property owner to the remedies provided under that agreement, including potential cancellation of the contract.

2. *The proposed action is consistent with the applicable design guidelines, including, but not limited to, the Historic Design Guidelines for Residential Buildings;*

Yes. The proposed project is consistent with the *Historic Design Guidelines for Residential Buildings*. The *Guidelines* emphasize retaining and preserving character-defining materials and features and, where replacement is necessary, using similar methods and materials so that replacement elements closely match the original.

- **Siding**. The *Guidelines* identify wood clapboard siding as a character-defining material of historic residential properties. The proposed siding restoration would use custom-milled horizontal wood lap boards matching the original profile, reveal, and installation method of the existing historic siding, and would integrate the new material into the remaining original siding. This is consistent with the *Guidelines'* preference for repair and in-kind replacement over wholesale substitution.
- **Porch and Window Trim**. The *Guidelines* identify front porches, porch decking, spindle work, windows, trim, and other publicly visible features as character-defining elements of historic residential buildings. The proposed work would repair and rebuild the porch deck with painted tongue-and-groove wood flooring, restore the stair railing to match the original configuration and finish, and replace non-original window trim with custom-milled trim matching the original profile and dimensions of the historic window surrounds.
- **Roofing, Gutters, and Color**. The *Guidelines* specify that roof materials should be compatible with the selected architectural style and that, when remodeling, the same roof material as the existing house should be used. The proposed CertainTeed Landmark composition shingle in Heather Blend would maintain the asphalt roofing material documented in the 1985 DPR form, with no change to roof form, pitch, or massing. The proposed ogee-profile gutters and two-inch round downspouts would be painted to match the trim color. The main house is proposed to be painted Light Olive Green with High Hide White trim and decorative elements, consistent with color palettes historically associated with late-nineteenth century vernacular residential architecture in Campbell.

3. *The proposed action will not have a significant impact on the aesthetic, architectural, cultural, or engineering interest or historical value of the historic resource or district; and*

   Yes. The proposed siding restoration, porch repair, window trim replacement, re-roofing, and gutter installation are intended to address unpermitted alterations and weather-related deterioration and return the building exterior to a condition more consistent with its historic character. No character-defining features are proposed for removal, and no new elements would be introduced that would create a false sense of historical development. Replacement materials would match the original in profile, dimension, and installation method. Accordingly, the proposed work would not diminish the historical or cultural value of the resource and would preserve the property's ability to convey its historic significance.

4. *The proposed action is consistent with the Secretary of the Interior's Standards, as follows:*

   a. *The proposed action will preserve and retain the historic character of the historic resource and will be compatible with the existing historic features, size, massing, scale and proportion, and materials;*

      Yes. The proposed project would preserve and retain the historic character of the Laura Campbell Swope House by restoring exterior features consistent with its character as an 1895 Queen Anne Victorian Cottage. New custom-milled horizontal wood lap siding and window trim would match the original profiles and dimensions, while the front porch would be restored to its original configuration. Re-roofing of the main house and detached garage would maintain the asphalt roofing material documented in the 1985 DPR form. No changes to the building footprint, height, massing, scale, or proportion are proposed.

   b. *The proposed action will, to the greatest extent possible, avoid removal or significant alteration of distinctive materials, features, finishes, and spatial relationships that characterize the historic resource;*

      Yes. The proposed project would avoid removal or significant alteration of the distinctive materials, features, finishes, and spatial relationships that characterize the historic resource. Surviving historic siding, trim, porch elements, and decorative features would be retained where present. Character-defining Queen Anne Cottage features are not proposed for alteration or removal, and no new elements would be introduced that would alter the character or spatial organization of the resource.

   c. *Deteriorated historic features will be repaired rather than replaced to the greatest extent possible*

      Yes. The proposed project would prioritize repair over replacement where the condition of the historic fabric allows. Existing windows would remain in place, and siding replacement would be limited to areas where material has been damaged, removed, or replaced with material of a non-original profile. Replacement material would match the original in appearance, profile, and installation method. No historic feature capable of repair is proposed for replacement.

d. New additions will be differentiated from the historic resource and will be constructed such that the essential form and integrity of the historic resource shall be protected if the addition is removed in the future.

Not Applicable. This application does not propose an addition to the structure. The proposed work consists solely of repair and restoration of existing features.

Public Comment: No public comment was received on this application.

Attachments:

1. Draft Resolution
2. DPR Form
3. Sandoval Report
4. Project Materials

Prepared by: _____

Daniel Fama, Senior Planner

Approved by: _____

Rob Eastwood, Community Development Director

RESOLUTION NO. 2026-02

BEING A RESOLUTION OF THE HISTORIC PRESERVATION BOARD OF THE CITY OF CAMPBELL RECOMMENDING APPROVAL OF A TIER 1 HISTORIC RESOURCE ALTERATION PERMIT TO ALLOW RESTORATION AND IN-KIND REPAIR OF A SINGLE-STORY HISTORIC RESIDENCE, INCLUDING REPLACEMENT OF DAMAGED WOOD SIDING, REPAIR OF THE PORCH AND STAIRS, INSTALLATION OF HISTORICALLY COMPATIBLE WINDOW TRIM, RE-ROOFING OF THE MAIN HOUSE AND DETACHED GARAGE, AND INSTALLATION OF NEW GUTTERS AND DOWNSPOUTS, ON PROPERTY LOCATED AT 73 S. FIRST STREET, A DESIGNATED LANDMARK PROPERTY COMMONLY KNOWN AS THE LAURA CAMPBELL SWOPE HOUSE. FILE NO: PLN-2026-17

After notification and public hearing, as specified by law and after presentation by the Board Secretary, proponents and opponents, the hearing was closed.

The Historic Preservation Board finds as follows with regards to file number PLN-2026-17:

1. The Project Site is an approximately 11,000-square-foot parcel located on the west side of S. First Street at the corner of Orchard City Drive, within the City's Historic Downtown.

2. The Project Site is zoned P-D (H) (Planned Development / Historic Overlay) on the City of Campbell Zoning Map.

3. The Project Site is designated Professional Office Mixed-Use on the City of Campbell General Plan Land Use diagram.

4. The Project Site is developed with a single-story, 1,550-square-foot single-family residence constructed in 1895 in the Queen Anne Victorian Cottage vernacular tradition, commonly known as the Laura Campbell Swope House. The residence was designated as a City Landmark by the City Council in 1984. The property is subject to a Historic Property Preservation Agreement ("Mills Act Contract") recorded with the Santa Clara County Clerk-Recorder on June 29, 2022 (Document No. 25328057).

5. The Proposed Project is an application for a Tier 1 Historic Resource Alteration Permit to allow restoration and in-kind repair of the exterior of the Laura Campbell Swope House, including replacement of damaged wood siding, repair of the porch and stairs, installation of historically compatible window trim, re-roofing of the main house and detached garage, and installation of new gutters and downspouts.

6. Campbell Municipal Code (CMC) Section 21.33.080 (Historic Resource Alteration Permit (Tier 1)) requires that any alteration to a landmark or historic district property be reviewed through a "Tier 1" Historic Resource Alteration Permit. The proposed exterior modifications to a designated Landmark property, including replacement of siding, porch reconstruction, window trim replacement, and re-roofing, constitute an "alteration" as defined by the ordinance and are therefore subject to approval of a Historic Resource Alteration Permit.

7. Pursuant to CMC Section 21.33.080, a request for a Historic Resource Alteration Permit is considered by the Historic Preservation Board in a public hearing conducted in compliance with CMC Chapter 21.64. Upon conclusion of the public hearing, the Board shall provide a recommendation for approval or denial to the decision-making body.

8. A recommendation for approval by the Historic Preservation Board, based on the ability to affirmatively establish the findings provided in CMC Section 21.33.080.C, allows the issuance of a Zoning Clearance by the Community Development Director in that the proposal would comply with all applicable standards and provisions for the category of use in the zoning district of the subject parcel, as specified by CMC Section 21.40.030.

9. As conditioned, the proposed project would be consistent with the following General Plan policies:

   Action COS-5.g: Continue to implement the city's Historic Preservation Ordinance and periodically review and modify the Ordinance as necessary in order to ensure that it continues to meet the city's historic preservation goals, including creation of a penalty provision to discourage the unlawful alteration or demolition of designated properties.

   Policy COS-5.3: Use the preservation standards outlined in the city's Historic Design Guidelines for Residential Buildings and the current Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, for properties listed, or eligible for listing, on the city's Historic Resource Inventory.

10. No substantial evidence has been presented which shows that the project, as currently presented, will have a significant adverse impact on the environment.

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

Historic Resource Alteration Permit – Tier 1 Findings (CMC Sec. 21.33.080):

1. The proposed action is consistent with the purposes of this chapter and the applicable requirements of the Municipal Code;

2. The proposed action is consistent with the applicable design guidelines, including, but not limited to, the Historic Design Guidelines for Residential Buildings;

3. The proposed action will not have a significant impact on the aesthetic, architectural, cultural, or engineering interest or historical value of the historic resource or district;

4. The proposed action is consistent with the Secretary of the Interior's Standards, as follows:

   a. The proposed action will preserve and retain the historic character of the historic resource and will be compatible with the existing historic features, size, massing, scale and proportion, and materials.

b. The proposed action will, to the greatest extent possible, avoid removal or significant alteration of distinctive materials, features, finishes, and spatial relationships that characterize the historic resource.

c. Deteriorated historic features will be repaired rather than replaced to the greatest extent possible.

d. New additions will be differentiated from the historic resource and will be constructed such that the essential form and integrity of the historic resource shall be protected if the addition is removed in the future.

Environmental Findings (CMC Sec. 21.38.050):

5. This project is Categorically Exempt under Section 15331, Class 31 of the California Environmental Quality Act (CEQA), pertaining to projects involving the maintenance, rehabilitation, restoration, preservation, or reconstruction of historical resources, provided that the activity is consistent with The Secretary of the Interior's Standards for the Treatment of Historic Properties.

THEREFORE, BE IT RESOLVED that the Historic Preservation Board recommends approval of a Tier 1 Historic Resource Alteration Permit (PLN-2026-17) to allow restoration and in-kind repair of a single-story historic residence, including replacement of damaged wood siding, repair of the porch and stairs, installation of historically compatible window trim, re-roofing of the main house and detached garage, and installation of new gutters and downspouts, on property located at **73 S. First Street**, a designated Landmark property commonly known as the Laura Campbell Swope House, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 24th day of June, 2026, by the following roll call vote:

AYES: Members:
NOES: Members:
ABSENT: Members:
ABSTAIN: Members:

APPROVED: _____
Todd Walter, Chair

ATTEST: _____
Daniel Fama, Secretary

EXHIBIT A

CONDITIONS OF APPROVAL
Tier 1 Historic Resource Alteration Permit (PLN-2026-17)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

1. Approved Project: Approval is granted for a Tier 1 Historic Resource Alteration Permit (PLN-2026-17) to allow the restoration and in-kind repair of the Laura Campbell Swope House, including replacement of damaged wood siding, repair of the porch and stairs, installation of historically compatible window trim, re-roofing of the main house and detached garage, and installation of new gutters and downspouts, on property located at **73 S. First Street**. The Approved Project shall substantially conform to the Project Plans included as Attachment 4 to the June 24, 2026, Historic Preservation Board Staff Report ("Approved Project Plans"),, except as modified by the Conditions of Approval contained herein.

2. Permit Expiration. The Tier 1 Historic Resource Alteration Permit approval shall be valid for one (1) year from the effective date of Historic Preservation Board approval. Within this one-year period, a Building Permit for the project must be issued pursuant to CMC Section 21.56.030.B.1. Failure to meet this deadline or expiration of an issued Building Permit shall result in the approval being rendered void.

3. Mills Act Contract Compliance. The property at 73 S. First Street is subject to a Historic Property Preservation Agreement ("Mills Act Contract") between the City of Campbell and Yinnie Lee and Yat-Chung Chan, recorded with the Santa Clara County Clerk-Recorder on June 29, 2022 (Document No. 25328057). The restoration work authorized by this approval constitutes work required under Exhibit B of that Agreement. Failure to obtain all required building permits, failure to complete the approved scope of work in substantial conformance with the Approved Project Plans, or failure to complete the work within the timeframe established by the Community Development Director shall constitute a violation of Section 5 of the Mills Act Contract and may subject the property owners to the remedies set forth in Section 10 of that Agreement, including cancellation of the contract and assessment of cancellation fees pursuant to California Government Code Section 50286.

4. Materials. All replacement materials shall match the original in visual appearance, profile, dimensions, and installation method, as specified on Sheet A6.0 of the approved project plans, including the following:

    a. Roofing of the main house and detached garage shall be CertainTeed Landmark composition shingles in Heather Blend.

b. Siding, trim, porch decking, stair components, and railing elements shall be wood, custom-milled to match the original profile, dimensions, and installation method of the historic material. Substitute materials, including fiber cement, composite, or vinyl products, shall not be permitted.

c. Replacement window trim shall be custom-milled wood matching the original profile and dimensions of the historic surrounds. Non-original trim proposed for removal shall be retained on-site until the Community Development Director confirms removal is consistent with the approved scope of work.

5. Minor Modifications. Minor modifications to the Approved Project Plans are subject to review and approval by the Community Development Director pursuant to CMC Section 21.56.060. Any proposed substitution of materials specified in Condition No. 4 shall only be approved upon a finding that the substitute material is substantially similar to the specified material in visual appearance, profile, dimensions, and installation method, and would not adversely affect the historic character of the resource.

6. Stop Work Order Resolution. This approval does not constitute resolution of the Stop Work Order issued by the Building Division on June 5, 2025. The property owner shall obtain all required building permits and resolve the outstanding Stop Work Order through the Building Division prior to commencement of any work authorized by this approval.

7. Rough Framing and Planning Final Required. Planning Division clearance is required prior to rough framing inspection and final Building Permit clearance. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.

8. DPR Form Update. Prior to planning final inspection, an updated Department of Parks and Recreation (DPR) 523 Form, prepared by a qualified professional, reflecting the completed restoration work and accurately documenting the current condition of the structure including all alterations made since the original 1985 survey, shall be submitted to and accepted by the Community Development Director.

Building Division

9. Permits Required. A building permit application shall be required for all proposed work. The building permit shall include all applicable fees. The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for the building permit.

10. Construction Activities. The applicant shall abide by the following requirements during construction:

a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.

b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.

c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.

d. Unnecessary idling of internal combustion engines shall be strictly prohibited.

e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.

f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

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 #:** Laura Campbell Swope House
P1. Other Identifier: Campbell Landmark

***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 73 S. First St. 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: 412-06-039

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

One story wood frame construction with an off-set gable roof. Asphalt green roofing showing wear near front edge overhanging covered wooden porch. Floor of the porch is sagging toward the front. Three wooden posts support the porch. Bay with two sash windows, in front. Carved wooden ornamentation attached over the corners of the bay windows. Diamond shaped wooden strips decorate the front section of the triangular gable.

***P3b. Resource Attributes:** (List attributes and codes)
***P4. Resources Present:** ☒ Building ☐Structure ☐Object ☐Site ☐District ☐Element of District ☐Other (Isolates, etc.)

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



P5b. Description of Photo: (view, date, accession #) Front Façade, 07/17/07

***P6. Date Constructed/Age and Source:**
☒ Historic ☐ Prehistoric ☐ Both
1895

***P7. Owner and Address:**
Mark & Edna Stevenson
154 Senter Road
San Jose, CA 95111

***P8. Recorded by:** (Name, affiliation, and address)
Maureen Kluska
City of Campbell
71 N. First St.

***P9. Date Recorded:** 6/1985
***P10. Survey Type:** (Describe)

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Survey 1977-78. Initial notes taken by Mark R. Hoke (October 22, 1977).

***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):

State of California — The Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

***NRHP Status Code** _____

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

B1. Historic Name: Laura Campbell Swope House
B2. Common Name: Laura Campbell Swope House

B3. Original Use: Residential **B4.** Present Use: Residential
***B5. Architectural Style:** Queen Anne Victorian Cottage
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Built, 1895.

***B7. Moved?** ☒ **No** ☐**Yes** ☐**Unknown** **Date:**_____ **Original Location:**_____
***B8. Related Features:** Garage

B9a. Architect: Unknown **b. Builder:** George Whitney
***B10. Significance: Theme** Exploration/Settlement **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.)

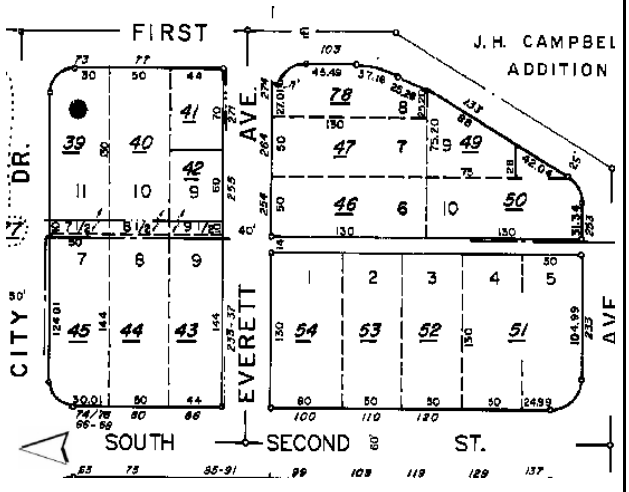
Built for daughter of William Swope and Laura Campbell Swope. Sold to Spiegle family about 1915.

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

***B12. References:**

B13. Remarks:

***B14. Evaluator:** See P8
***Date of Evaluation:** See P9



(This space reserved for official comments.)

M. SANDOVAL ARCHITECTS, INC.

MEMORANDUM

DATE: July 16, 2025

TO: Daniel Fama, Senior Planner, City of Campbell

PROJECT NO: MSA-25-006

FROM: Mark Sandoval, AIA

REGARDING: Historic Integrity Assessment and Restoration Feasibility Review Memorandum

MSA Inc.

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BACKGROUND

On June 5, 2025, a "Stop Work Order" was placed on the property located at 73 S. First Street by the City of Campbell's Building Division for violating Section 105.1 of the California Building Code—construction work performed on a building without a building permit. The subject property not only happens to be on the City of Campbell's Historic Resource Inventory as a designated Landmark known as the Laura Campbell Swope House (built in 1895); the property owners are also under a Historic Property Preservation Agreement ("Mills Act Contract") with the city to ensure that they obtain all applicable permits necessary to protect, preserve, restore, and rehabilitate the Historic Property so as to maintain its historical and cultural significance.

A few days later, I was contacted by Daniel Fama, Senior Planner for the City of Campbell, to see if I could inspect the recent unpermitted work (removal of historic exterior siding) and prepare an assessment to help the city determine whether remediation is feasible or if the city needs to pursue further enforcement steps. On the morning of June 27, I met with Daniel Fama and Mr. Yat-Chun Chan, the owner of the property, to conduct my on-site reconnaissance of the building exterior and the unpermitted work. My observations had the following aims:

- To assess the extent of the building's original siding removal

- To determine if the unpermitted siding installation and other repairs to the building were performed in a manner consistent with the recommended preservation procedures found in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, published by the U.S. Department of the Interior National Park Service Technical Preservation Services, and in the City of Campbell's *Historic Design Guidelines for Residential Buildings*

- To assess the potential material impact that the loss of the original siding and the other unpermitted repair work might have on the property's ability to convey its historic significance, which, in turn, could jeopardize the property owner's current Historic Property Preservation Agreement ("Mills Act Contract") with the city

- To determine if the building's current loss of historical integrity due to this unpermitted work could be reversible

BRIEF DISCRIPTION OF HISTORIC RESOURCE

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The Laura Campbell Swope House is a 1,550-square-foot home located at 73 S. First Street. It is situated on a 10,890-square-foot flat, rectangular-shaped lot located on the west side of S. First Street, at the corner of Orchard City Drive and across the street from the Campbell Water Tower in the city's Historic Downtown. The home is positioned near the front northeast corner of the lot. A narrow driveway on the side yard leads to a small, detached, gable end garage structure located near the rear southwest corner of the property. Other than a rectangular patch of artificial turf in the front and backyard areas and a row of hedges along the front corner of the property, there are no other significant landscape features.

The architecture of the home is constructed in the Queen Anne Victorian Cottage vernacular tradition, and it was built in 1895 for the daughter of William Swope and Laura Campbell Swope. The Department of Parks and Recreation Primary Record 523-A Forms (dated June 1985) describes the features of the home as follows:

"One story wood frame construction with an off-set gable roof. Asphalt green roofing showing wear near front edge overhanging covered wooden porch. Floor of the porch is sagging toward the front. Three wooden posts support the porch. Bay with two sash windows, in front. Carved wooden ornamentation attached over the corners of the bay windows. Diamond shaped wooden strips decorate the front section of the triangular gable."

The description above is not actually that current; it does not reflect the room addition and remodeling changes made to the structure in 1992 (Permit No. 16-494) by the Morgenthaler Family, who purchased the home in 1988. These building alterations included, on the first floor, a new 240-square-foot room addition for a new bath, laundry room, and stairs to the attic, along with creating a 310-square-foot bedroom and bathroom in the attic space. The original roof at the rear of the home was also extended, and three hipped roof dormer windows were added: one offset and placed above the laundry room window on the west façade of the building and the other two stepped back

from the lower floor–level side yard wall planes, with their exposed window walls deeply recessed within the primary roof form and with each of their roofs projecting outward perpendicular below its ridge line.

FIELD OBSERVATIONS OF NON-PERMITTED WORK

It appears that the Morgenthaler's Contractor had installed horizontal wood lap siding boards that were custom milled to match the dimensional and visual characteristics of the home's original historic wood lap siding. Although undetectable from afar, under closer examination—and particularly on the untouched side walls of the home near the rear of the building—the predominately straight vertical lap board joint pattern, in addition to boards cut at a similar length, is visual evidence suggesting where the wall of the original structure ended and where the 1992 room addition wall was added.

Unfortunately, the current property owner's contractor removed large areas of not only the horizontal lap siding and trim from the 1992 room addition but also the original historic siding and trim from the west and south exterior elevations of the building and the lower walls of the front bay window that faces the street. It also appears that the contractor removed some of the original front porch deck boards near the front entrance door, creating an unsafe passage condition in and out of the building at this exit.

The examination of the repairs performed on the remaining siding reveals that the contractor used an orbital sander and other abrasive methods to try and remove the paint finish from the exterior siding prior to repainting; neither method is recommended by *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, and they have caused significant harm to the surface of the existing wood that must now be properly remedied. This damage is quite apparent on the remaining horizonal lap siding boards on the south façade of the building, as well as the rear wall of the 1992 room addition.

It is also important to note that the wood lap siding installed by the contractor to replace the removed historic siding is an "off-the-shelf" item from a local lumber yard and does not have the physical, dimensional, or visual characteristics as the original historic material it replaces. This also applies to the trim boards used on the building and the roof fascia. Again, these practices are not consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Although the contractor has not yet removed from the site some of the original material removed from the building, it is difficult to determine if this material has any salvage value without physically examining each board.

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As a general observation of the unpermitted construction work, it is clear that the current property owners hired a contractor with limited experience working on older buildings and certainly no experience with historic building restoration and preservation. In addition, in my discussions with the Mr. Yat-Chun Chan, the property owner during my site visit, he was clearly unaware of the procedures and recommendations outlined in both *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* and the City of Campbell's *Historic Design Guidelines for Residential Properties*. It is with this in mind that I provide a brief summary of these two publications below.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings is a document revised by Anne E. Grimmer from the 1995 *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* by Kay D. Weeks and Anne E. Grimmer; it is published by the U.S. Department of the Interior National Park Service Technical Preservation Services in Washington, D.C.

The Secretary of the Interior's Standards for the Treatment of Historic Properties is a set of regulatory guidelines used to guide preservation work on historic properties. These guidelines provide a broad framework for decision-making regarding the preservation, rehabilitation, restoration, or reconstruction of historic properties. Specifically, they address four treatments—preservation, rehabilitation, restoration, and reconstruction—which are defined below.

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. This work, including preliminary measures to protect and stabilize the property, generally focuses on the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. The Standards for Preservation require retention of the greatest amount of historic fabric along with the building's historic form.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards acknowledge the need to

alter or add to a historic building to meet continuing or new uses while retaining the building's historic character.

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared in a particular period of time by removing features from other periods in its history and reconstructing missing features from the restoration period. The Restoration Standards allow for the depiction of a building at a particular time in its history by preserving materials, features, finishes, and spaces from its period of significance and removing those from other periods.

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. The Reconstruction Standards establish a limited framework for recreating a vanished or non-surviving building with new materials, primarily for interpretive purposes.

The purpose of *The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* is to provide guidance to historic building owners and building managers, preservation consultants, architects, contractors, and project reviewers prior to beginning work. It is always recommended that preservation professionals be consulted early on in any project.

GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS

The Guidelines are intended to assist in applying the Standards to all types of historic buildings. Once an appropriate treatment is chosen for a historic building, these Guidelines can systematically be applied. They are not, however, meant to give case-specific advice or address exceptions or unusual conditions; rather, they address both exterior and interior work on historic buildings. Those approaches to work treatments and techniques that are consistent with *The Secretary of the Interior's Standards for the Treatment of Historic Properties* are listed in the "Recommended" column on the left; those that are inconsistent with the Standards are listed in the "Not Recommended" column on the right.

The Guidelines cannot, in and of themselves, be used to make essential decisions about which features of a historic building should be saved and which can be changed or altered. But, once a treatment is selected, the

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Standards and Guidelines provide a consistent philosophical approach to the execution of the work.

Preservation

Preservation is the appropriate treatment when the objective of the project is to retain the building as it currently exists. This not only refers to the original historic materials and features being preserved but also to later changes and additions that may be added to the original building. The expressed goal of the Standards for Preservation and Guidelines for Preserving Historic Buildings is retention of the building's existing form, features, and materials. This may be as simple as maintaining existing materials and features, or it may involve more extensive repair. Protection, maintenance, and repair are emphasized, while replacement is minimized.

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Identify, Retain, and Preserve Historic Materials and Features

The guidance for the Preservation treatment begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and must be retained to preserve that character. Therefore, guidance on identifying, retaining, and preserving character-defining features is always given first.

Stabilize Deteriorated Historic Materials and Features

As a preliminary measure, deteriorated portions of a historic building may need to be protected through preliminary stabilization measures until additional work can be undertaken. Stabilizing may begin with temporary structural reinforcement and progress to weatherization or the correction of unsafe conditions. Although it may not be necessary in every preservation project, stabilization is nonetheless an integral part of the Preservation treatment; it is equally applicable to the other treatments if circumstances demand it.

Protect and Maintain Historic Materials and Features

After identifying the materials and features that are important and must be retained in the process of Preservation work, protecting and maintaining them are addressed as the next step. Protection generally involves the least degree of intervention and is preparatory for other work. Protection includes the maintenance of historic materials and features, and it ensures that the property is protected before and during preservation work.

Next, when the physical condition of character-defining materials and features requires additional work, repair by stabilizing, consolidating, and conserving is recommended. The intent of Preservation is to retain existing

materials and features while introducing as little new material as possible. Consequently, guidance for repairing a historic material (e.g., masonry) begins with the least degree of intervention possible, such as strengthening materials through consolidation when necessary or repointing with mortar of an appropriate strength. Repairing masonry, as well as wood and metal features, may involve patching, splicing, or other treatments using recognized preservation methods. All work should be physically and visually compatible.

Limited Replacement in Kind of Extensively Deteriorated Portions of Historic Features

The greatest level of intervention in this treatment is the limited replacement in kind of extensively deteriorated or missing components of features when there are surviving prototypes or when the original features can be substantiated by documentary and physical evidence. The replacement material must match the old, both physically and visually (e.g., wood with wood). Thus, with the exception of hidden structural reinforcement, such as steel rods, substitute materials are not appropriate in the Preservation treatment. If prominent features are missing, such as an interior staircase or an exterior cornice, then a Rehabilitation or Restoration treatment may be more appropriate.

Code-Required Work, Accessibility, and Life Safety

These sections of the Guidelines address work that must be done to meet accessibility and life-safety requirements. This work may be an important aspect of preservation projects, and it, too, must be assessed for its potential negative impact on the building's character. For this reason, particular care must be taken not to obscure, damage, or destroy character-defining materials or features in the process of undertaking work to meet code requirements.

THE CITY OF CAMPBELL'S DESIGN GUIDELINES FOR RESIDENTIAL PROPERTIES

The City of Campbell has adopted the *Historic Design Guidelines for Residential Properties* to ensure that improvements and additions to historic residential buildings respect the historic qualities of older buildings and allow them to remain prominent elements in the community. Sensitive improvements and additions complement the scale, massing, and architectural character of historic buildings and conform to historically established building forms and setbacks of the neighborhood. Much like the preservation treatments outlined in *The Secretary of the Interior's Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, this document emphasizes retaining and preserving the extant building

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materials and features on historic buildings while minimizing the need for their replacement.

RECOMMENDATIONS

It was unfortunate that the current owners of the property did not first consult with the City of Campbell before commencing with this work, as they could have avoided this troublesome situation in which they now find themselves with the city and could have saved both time and money. It is fortunate however, that this unpermitted work was noticed by the Building Inspector early on in the project, before further removal and improper repair work might have caused irreversible alterations to this important historic city Landmark property. Given the overall magnitude and scope of work required to properly repair, restore, and reconstruct the many building features (e.g., siding, gable cornice, entrance porch turned posts, porch floor, steps, balusters, guardrail, new roof, etc.), the following points are in need of attention.

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The owners at 73 S. First Street should immediately enlist the services of a professional licensed historic architect and a historian each meeting the minimum qualification threshold used by the National Park Service and found in the previously published in the Code of Federal Regulations, 36 CFR Part 61. These professionals should have both the qualifications and the experience necessary to fully complete the work and tasks required for this project.

The Historic Architect's responsibilities: The historic architect must prepare a record set of drawings that clearly identifies the past changes made to the building, as well as a set of drawings illustrating the proposed corrective work to be performed. Both documents and related materials will be needed for the property owner's Historic Resource Alteration Pemit and Building Permit applications. The Building Permit documents should clearly identify what areas of the building are to receive new work, in addition to those areas that are to be repaired, restored, and reconstructed. He or she must also identify, evaluate, and specify what treatment activities are to be implemented and to what extent. All treatments selected should be in accordance with the recommendations and procedures outlined in *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*.

The Historian's responsibility: The historian will need to perform the archival research required to properly update the current State of California Department of Parks and Recreation DPR 523 A forms, which, as mentioned previously, do not reflect the past alterations and changes made to the appearance of the home including the detached garage. As a city Landmark property, it is important to have an accurate record documenting these changes.

It is essential that the physical execution of the repairs, restoration, and reconstruction work be performed by a competent, knowledgeable, and experienced construction team that is familiar with preserving and rehabilitating historic buildings of a similar scale and complexity. They should have the following qualifications:

- A minimum of at least 5 years of experience in Historic Preservation and have knowledge of the Secretary of the Interior's Standards: This understanding of the standards for preservation, rehabilitation, restoration, and reconstruction is crucial
- Proficiency in handling and working with traditional and historic building materials, particularly painted wood, and in restoring these types of surfaces
- Technical skill level and experience in techniques such as joinery, ornamental woodwork restoration, and other methods used in historic building restoration and rehabilitation projects
- A list of references should be provided to the owner as well as the city, including a minimum of 3 references for work completed within the last 3 years: These references should also include a brief description of the work performed, along with contact information for the building owner and the Architect and/or Engineer of record

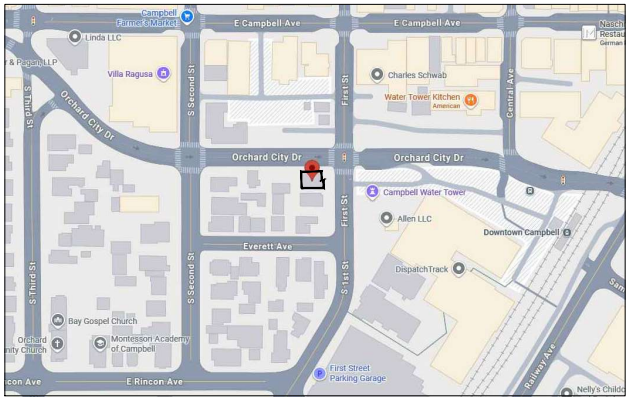
Regardless of whether the owners choose to have either their Architect or Contractor represent them and their project, it is essential they obtain all of the required building permits needed to commence and fully complete their project to the full satisfaction of those agencies having jurisdiction over the project. In this way, this current building violation will disappear, and the owner's Historic Property Preservation Agreement ("Mills Act Contract") with the City will no longer be jeopardized.

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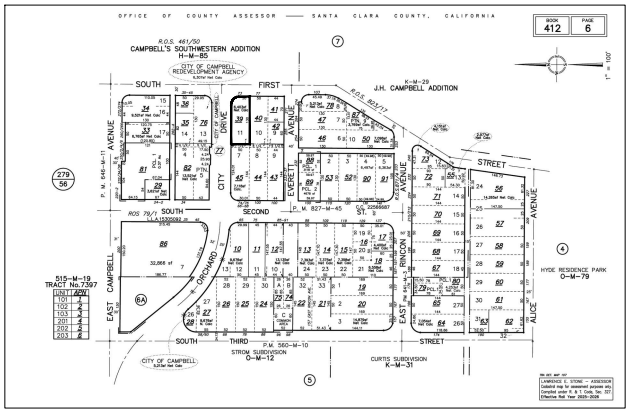
RESTORATION FOR: THE CHUNG CHEN RESIDENCE

73 SOUTH 1st STREET, CAMPBELL, CA, 95008



N

VICINITY MAP



CONSULTANTS:

CLIENT/OWNER

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A2.1	PROPOSED ROOF PLAN
A4.0	EXISTING ELEVATIONS
A4.1	EXISTING ELEVATIONS (GARAGE)
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A4.3	PROPOSED ELEVATIONS (GARAGE)
A6.0	BUILDING DETAILS
A6.1	SITE PHOTOGRAPH SHEET

ABBREVIATIONS:

WINDOW ABBREVIATIONS:

3030	-	3'-0" X 3'-0"
CT	-	CIRCLE TOP
SLDR	-	HORIZONTAL SLIDER
CSMT	-	CASEMENT
FIX	-	FIXED
SL	-	SIDELIGHT
TEMP	-	TEMPERED GLASS
HC	-	HALF CIRCLE
SH	-	SINGLE HUNG
DH	-	DOUBLE HUNG
ARCH	-	ARCHED
EGRESS	-	EGRESSABLE WINDOW SEE NOTE BELOW

DOOR ABBREVIATIONS:

2/0	-	2'-0" WIDE X 6'-8" TALL UNLESS OTHERWISE NOTED
3080	-	3'-0" WIDE X 8'-0" TALL
3070	-	3'-0" WIDE X 7'-0" TALL
3068	-	3'-0" WIDE X 6'-8" TALL

<	-	CENTERLINE	MAX.	-	MAXIMUM
DIM	-	DIMENSION	MIN.	-	MINIMUM
EL	-	ELEVATION	MISC.	-	MISCELLANEOUS
(E)	-	EXISTING	(N)	-	NEW
F.A.	-	FINISH FLOOR	NO. OR #	-	NUMBER
G.C.	-	GENERAL CONTRACTOR	N.T.S	-	NOT TO SCALE
			O/	-	OVER
(N)	-	NEW	O.C.	-	ON CENTER
N.T.S.	-	NOT TO SCALE	PLYWD	-	PLYWOOD
R.O.	-	ROUGH OPENING	P.T.D.F.	-	PRESSURE TREATED DOUGLAS FIRE
T.O.S.	-	TOP OF SLAB			
TYP.	-	TYPICAL			
U.N.O.	-	UNLESS NOTED OTHERWISE	REF	-	REFERENCE
			RWD	-	REDWOOD
V.I.F.	-	VERIFY IN FIELD	SCHED	-	SCHEDULE
&	-	AND	S.D.	-	SMOKE DETECTOR
@	-	AT	STD	-	STANDARD
Ø	-	DIAMETER OR ROUND	TV.	-	TELEVISION
			TYP.	-	TYPICAL
ADJ	-	ADJUSTABLE	W/	-	WITH
E.Q.	-	EQUAL	W.H.	-	WATER HEATER
GYP.BD	-	GYPSUM BOARD	WP.	-	WATERPROOF
GYP	-	GYPSUM			

SCOPE OF WORK:

RESTORE SELECT AREAS OF DAMAGED OR REMOVED WOOD SIDING. RESTORED WOOD SIDING SHALL MATCH THE EXISTING AND HISTORICAL SIDING IN APPEARANCE, REVEAL, AND INSTALLATION METHOD.

REPAIR THE PORCH AREA. NEW DECK AND STAIRS SHALL MATCH THE ORIGINAL ARCHITECTURAL STYLE AND HISTORICAL CHARACTER OF THE RESIDENCE.

REMOVE EXISTING NON-ORIGINAL WINDOW TRIMS AND INSTALL NEW WINDOW TRIMS DESIGNED TO MATCH THE ORIGINAL ARCHITECTURAL STYLE AND HISTORICAL CHARACTER OF THE RESIDENCE.

REPLACE ROOFING OF THE MAIN HOUSE AND GARAGE TO MATCH THE ORIGINAL ARCHITECTURAL STYLE AND HISTORICAL CHARACTER OF THE RESIDENCE.

INSTALL GUTTERS AND DOWNSPOUTS TO MATCH CAMPBELL CHARACTERISTICS

NO MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL WORK IS PROPOSED UNDER THIS PERMIT.

PROJECT DESCRIPTION:

BUILDING OCCUPANCY	: R3
TYPE OF CONSTRUCTION	: V-B
ZONING	: P-D (H)
STORIES	: 1
YEAR BUILT/EFF	: 1895/1965
LOT SIZE	: 6,500 SF
AUTOMATIC FIRE-SPRINKLER	: NO
APN	: 412-06-039

PLANNING / HISTORICAL CONSISTENCY NOTES:

NO CHANGE TO BUILDING FOOTPRINT, HEIGHT, OR MASSING IS PROPOSED.

WORK IS LIMITED TO RESTORATION IN-KIND.

ALL MATERIALS WILL BE SELECTED TO MAINTAIN THE EXISTING HISTORICAL CHARACTER OF THE STRUCTURE.

LEGEND:

- NORTH ARROW
- FIXTURE OR MATERIAL TO BE REMOVED
- REVISION NUMBER "CLOUD" INDICATES REVISED AREA OF DRAWING
- DETAIL SHEET NUMBER (1 / AX)
- PROPERTY LINE
- SECTION CUT SECTION NAME SECTION PAGE (A / A5)
- KEYNOTE SEE LEGEND ON DRAWINGS FOR EXPLANATION OF EACH NOTE (5)
- DIMENSION AT FACE OF STUD MASONRY OR FRAMING (1")

GENERAL NOTES:

- THE PROPOSED RESIDENCE IS TO BE CONSTRUCTED BY A CONTRACTOR AND THE ARCHITECTURAL PLANS ARE BASED ON SITE PLANS, EXTERIOR ELEVATIONS, SCALED FLOOR PLANS AND MATERIAL CONSTRUCTION SPECIFICATIONS APPROVED BY THE OWNER. THE ARCHITECTURAL PLANS ARE NOT INTENDED TO BE COMPREHENSIVE AND IT SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTORS TO NOTIFY THE CONTRACTOR OF ANY NECESSARY CLARIFICATIONS OR MODIFICATIONS.
- ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN A PROFESSIONAL MANNER IN ACCORDANCE WITH THE TRADITIONALLY AND LEGALLY DEFINED "BEST ACCEPTED PRACTICE" OF THE TRADE INVOLVED,ADDITIONALLY, ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO ALL APPLICABLE LOCAL CODES AND/OR LEGISLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER OF ANY UNUSUAL OR UNFORESEEN FOUNDATION CONDITIONS, DISCREPANCIES OF OMISSIONS WITHIN THE PLANS OR ANY DEVIATIONS OR CHANGES FROM THE PLANS BEFORE PROCEEDING WITH THE WORK INVOLVED OTHERWISE THEY WILL BE CONSIDERED ADEQUATE FOR PROPER COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS.
- ADEQUATE SUPERVISION AND PERIODIC INSPECTION DURING THE CONSTRUCTION PHASE ARE RECOMMENDED. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THIS INSPECTION AND SUPERVISION AREA PROVIDED BY QUALIFIED PERSONS.
- THESE PLANS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.
- IN ALL CASES WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
- LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
- LAY OUT ALL STRUCTURAL WORK BY REFERRING TO DIMENSIONS AND ELEVATION NOTES ON THE ARCHITECTURAL PLANS. DO NOT SCALE STRUCTURAL DRAWINGS WORK DETAIL DIMENSIONS FROM CONTROLLING SURFACE POINTS AND ACTUAL MATERIAL DIMENSIONS.
- SLOPE FINISH EXTERIOR SURFACE AWAY FROM FOUNDATION.

NOTE:

THE FOLLOWING CODES AND REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

CBC	2025 CALIFORNIA BUILDING CODE
CRC	2025 CALIFORNIA RESIDENTIAL CODE
	CALIFORNIA ENERGY EFFICIENCY STANDARDS

SIGNATURE :

REVISION	BY

Ammirato CONSTRUCTION.com
1330 White Oak Road
Campbell, CA 95008
Phone: 408-249-3869
Email: John@ammiratoconstruction.com

RESTORATION FOR:
THE CHUNG CHEN RESIDENCE
73 SOUTH 1st STREET
CAMPBELL, CA, 95008

Date: 01/15/2026
Scale: NOTED
Drawn: KM
Sheet: A0.0

CoreLogic

3 S 1ST ST
CAMPBELL, CA 95008-2933

Order ID: 7205433 | 12/16/2025
Property Details Report

Property Data Is Report

Location Information

County:	SANTA CLARA
Census Tract/Block:	506502 / 3
Legal Lot:	41
Market Area:	15
APN:	412-06-029
Map Reference:	64-B3 /
School District:	CAMPBELL UN
School District Name:	CAMPBELL UN
Subdivision:	CAMPBELLS SOUTHWESTERN ADD
Municipality/Twnship:	CAMPBELL CITY /



Property Characteristics

Gross Area:	1,674
Living Area:	1,574
Total Rooms:	6
Bedrooms:	3
Bath(F/H):	3 /
Total Fixtures:	3 /
Year Built / Eff:	1895 / 1965
# of Stories:	1.0
Ground Floor Area:	1,113
Style:	H-SHAPE
Quality:	AVERAGE
Condition:	AVERAGE
Parking Type:	NONE
Garage Capacity:	0
Construction:	WOOD
Heat Type:	HEATED
Porch Type:	PORCH
Patio Type:	NONE

Site Information

Zoning:	P-D
Lot Area:	6500
Land Use:	SFR
Acres:	0.15
Lot Width / Depth:	50 / 130
County Use:	01
# of Buildings:	1
Building Width / Depth:	0 / 0

Owner Information

Owner Name:	LEE YINNIE YAT-CHUNG CHAN	Mailing Address:	PO BOX 33234, LOS GATOS CA 95031-3234
Vesting Codes:	HUSBAND/WIFE / COMMUNITY PROPERTY	Carrier Route:	B030

Last Market Sale

Recording / Sale Date:	09/22/2006 /09/13/2006
Sale Price:	$825,000
Sale Type:	FULL
Document #:	19962497
Deed Type:	GRANT DEED
Title Company:	STEWART TITLE/CA
Lender:	HEWITT MTG SVCS LLC
Seller Name:	MORGENTHALER TRUST
1st Mtg Amount / Type:	$660,000 / CONV
1st Mtg Document #:	00001996249
Price Per Sqft:	$492.83

Prior Sale

Prior Rec / Sale Date:	03/18/1988 / 03/1988
Prior Sale Price:	$145,000
Prior Document #:	K0482-25
Prior Deed Type:	GRANT DEED
Prior 1st Mtg Amount / Type:	$116,000 / PRIVATE PARTY
Prior 1st Mtg Int. Rate / Type:	/ ADJUSTABLE INT RATE LOAN

Tax Information

Land Value:	$96,901
Improvement Value:	$71,500
Improvement %:	30%
Assessed Year:	2025
Assessed Value:	$238,401
Assessment Value:	$238,401
Community College District:	W VLY
Elementary School District:	CAMPBELL UN
High School District:	CAMPBELL UN
Local Tax Data:	SCVLYD FLOOD CONTR,SFBRA MEASURE AA,SCCOSA ASMT DIST 1,SCVOSA MEASURET,LIBRARY JPA CFD 2011-1,CA-LIGHT DIST,SAFE CLEAN WATER,MEASURE O 2022 WW SEWER SAN/STORM/TOTAL OF SPECIAL ASSESSMENTS
Total Taxable Value:	$231,401
Tax Year:	2025
Property TRC:	52.86524
Tax Area:	10090
Tax Exemption:	HOMESTEAD
School District Code:	CAMPBELL UN
School District Name:	CAMPBELL UN
Water District:	SANTA CLARA VLY ZUN:

Report Disclaimer

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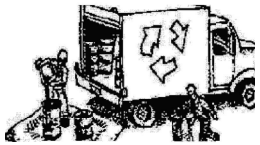
Santa Clara Valley Urban Runoff Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority
Campbell • Los Gatos • Monte Sereno • Saratoga

Construction projects are required to implement year-round stormwater BMPs.

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- ❑ Store hazardous materials and wastes in watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



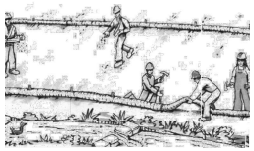
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or creeks.
- ❑ Do not clean vehicles or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.

  Ensure all subcontractors working onsite are implementing appropriate BMPs.

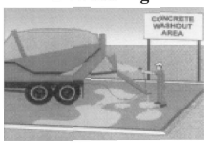
Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps year-round.
- ❑ Stack bagged material on pallets and under cover.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

Dewatering

- ❑ Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite disturbed areas.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known or suspected contamination, call the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA'S Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



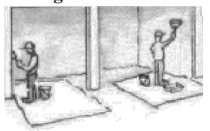
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- ❑ Sweep up or collect paint chips and dust generated from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead- based paint removal requires a state-certified contractor.



Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains.

During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

Storm drain polluters may be liable for fines of up to $10,000 per day!

February 2024, WVCWA 4/24

REVISION	BY

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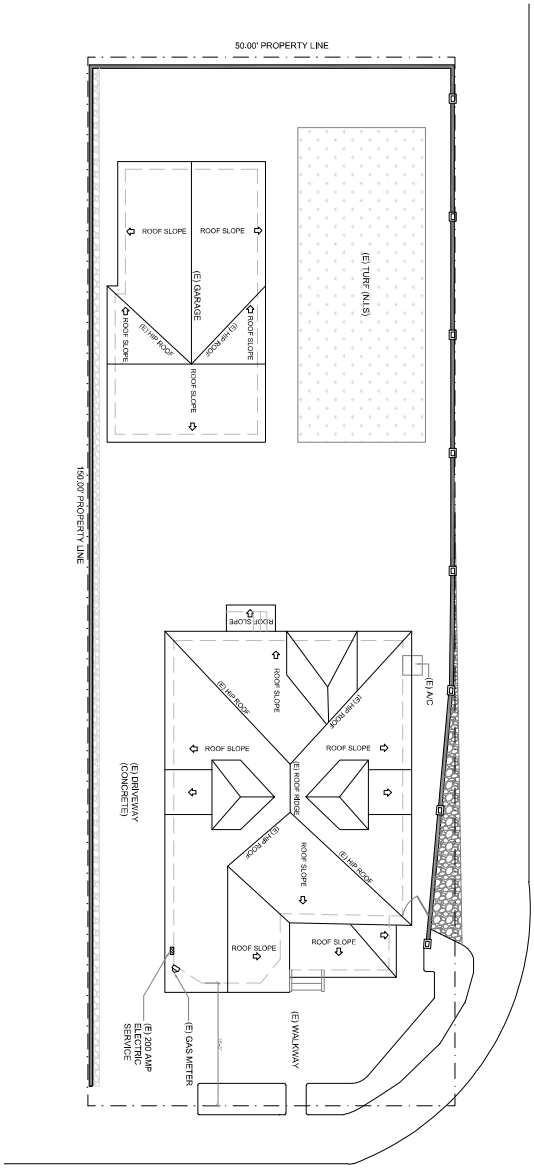
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N

1/8"=1'-0

APN 412-06-039

EXISTING SITE PLAN



ORCHARD CITY DRIVE

C/L OF STREET

S 1st. STREET

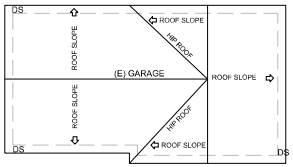
C/L OF STREET

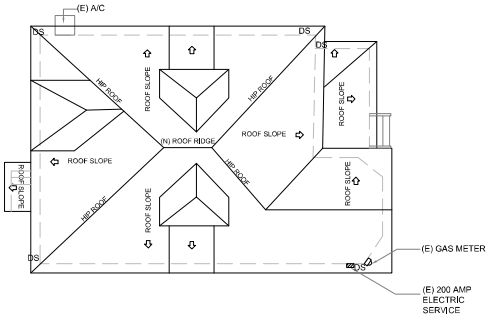
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REVISION	BY





PROPOSED ROOF PLAN

1/8" = 1'-0"

N

1/8"=1'-0

APN 412-06-039

REVISION	BY

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Sheets



EXISTING FRONT ELEVATION

1/4" = 1'-0"



EXISTING RIGHT-SIDE ELEVATION

1/4" = 1'-0"



EXISTING LEFT-SIDE ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"

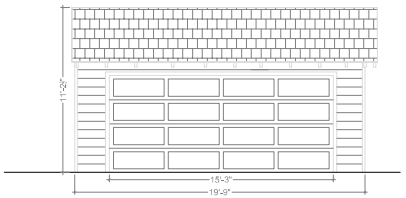
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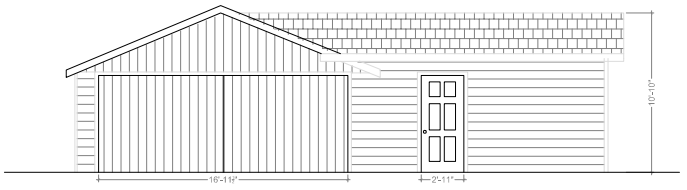
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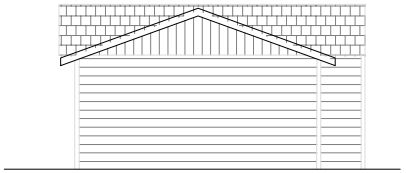
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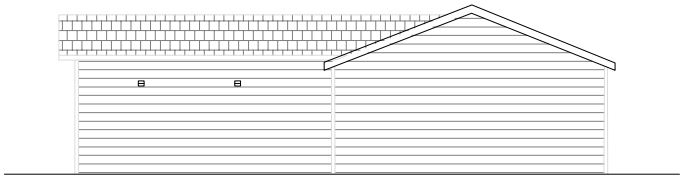
EXISTING FRONT ELEVATION
1/4" = 1'-0"



EXISTING RIGHT-SIDE ELEVATION
1/4" = 1'-0"



EXISTING REAR ELEVATION
1/4" = 1'-0"



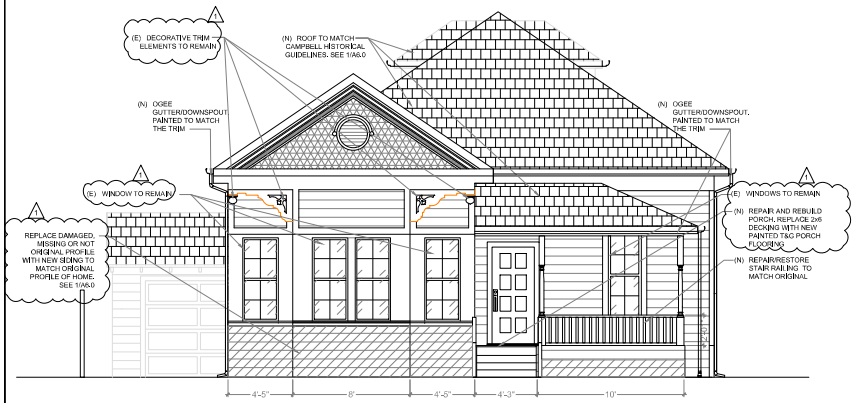
EXISTING LEFT-SIDE ELEVATION
1/4" = 1'-0"

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PROPOSED FRONT ELEVATION

1/4" = 1'-0"



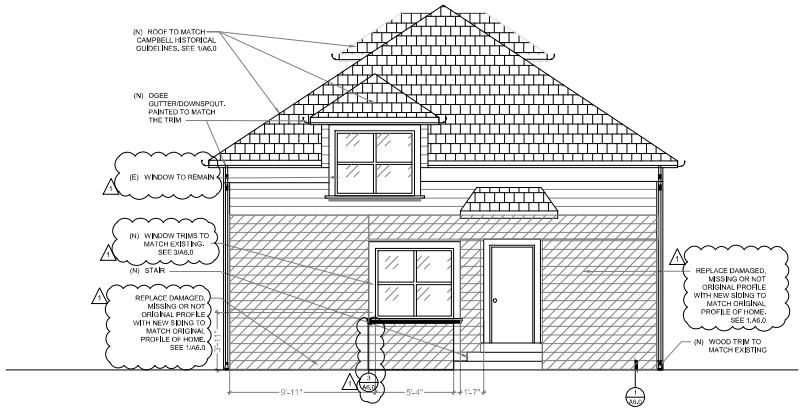
PROPOSED RIGHT-SIDE ELEVATION

1/4" = 1'-0"



PROPOSED LEFT-SIDE ELEVATION

1/4" = 1'-0"



PROPOSED REAR ELEVATION

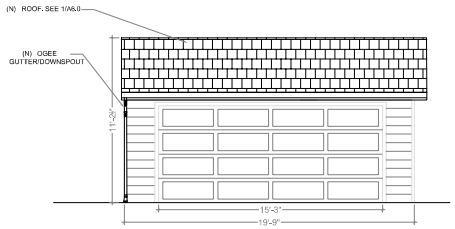
1/4" = 1'-0"

REVISION	BY
03/19/2026	KM

Amirato CONSTRUCTION.com
1300 White Oak Road,
Campbell, CA 95008
Phone: 408-245-3899
Email: John@amiratoconstruction.com

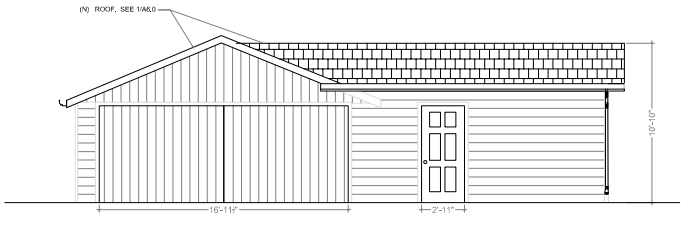
RESTORATION FOR:
THE CHUNG CHEN RESIDENCE
73 SOUTH 1st STREET
CAMPBELL, CA, 95008

Date: 01/15/2026
Scale: NOTED
Drawn: KM
Sheet: A4.2



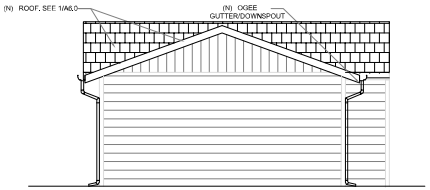
PROPOSED FRONT ELEVATION

1/4" = 1'-0"



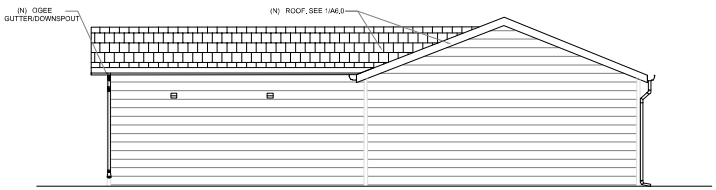
PROPOSED RIGHT-SIDE ELEVATION

1/4" = 1'-0"



PROPOSED REAR ELEVATION

1/4" = 1'-0"



PROPOSED LEFT-SIDE ELEVATION

1/4" = 1'-0"

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CAMPBELL, CA, 95008

Date: 01/15/2026
Scale: NOTED
Drawn: KM
A4.3
Sheets



ROOFING TO BE (CERTAINTEED, LANDMARK) COLOR: HEATHER BLEND

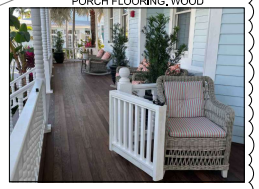
TRIMS/EDECORATIVE ELEMNTS TO BE PAINTED HIGH HIDE WHITE

MAIN HOUSE TO BE PAINTED LIGHT OLIVE GREEN

DOWNSPOUTS/GUTTERS TO MATCH THE TRIM COLOR (HIGH HIDE WHITE)

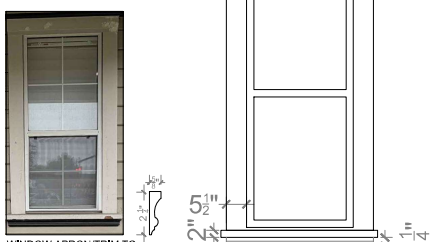
REPAIR/RESTORE STAIR RAILING COMPONENTS TO MATCH ORIGINAL. COLOR TO MATCH THE TRIMS

NEW (THERMORY) T&G PORCH FLOORING, WOOD



7 A6.0 EXTERIOR RENDERING DETAIL

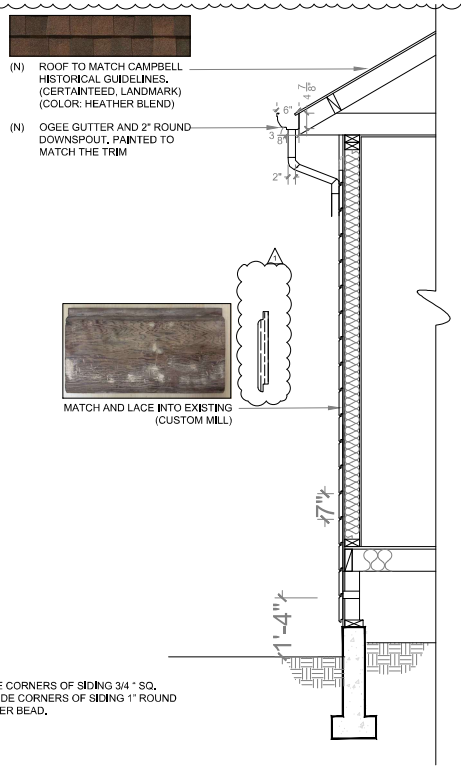
N.T.S



(N) WINDOW APRON/TRIM TO MATCH EXISTING. (CUSTOM MILL)

3 A6.0 TYP. WINDOW TRIM DETAIL

3/4" = 1'-0



(N) ROOF TO MATCH CAMPBELL HISTORICAL GUIDELINES. (CERTAINTEED, LANDMARK) (COLOR: HEATHER BLEND)

(N) OGEE GUTTER AND 2" ROUND DOWNSPOUT, PAINTED TO MATCH THE TRIM

MATCH AND LACE INTO EXISTING (CUSTOM MILL)

NOTE:
- INSIDE CORNERS OF SIDING 3/4 " SQ.
- OUTSIDE CORNERS OF SIDING 1" ROUND CORNER BEAD.

1 A6.0 TYP. WALL DETAIL

3/4" = 1'-0

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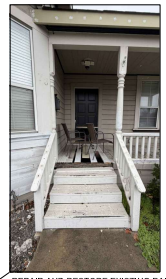






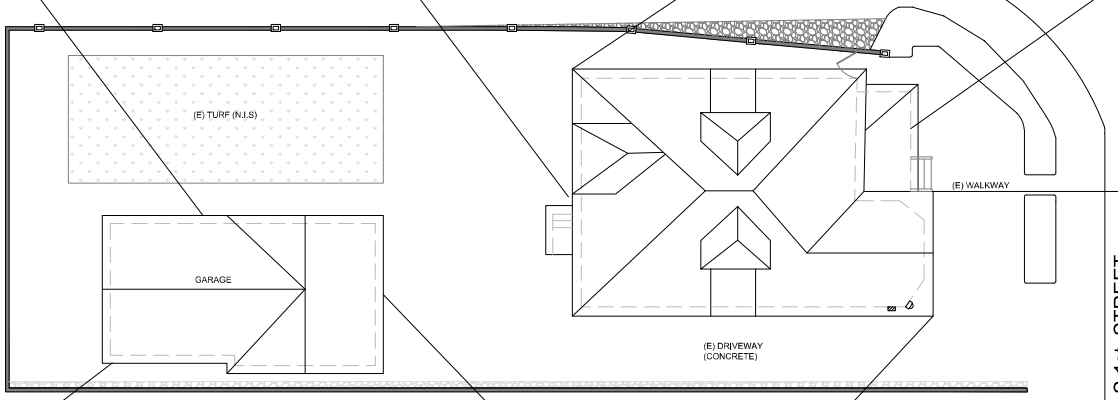
WINDOW TRIM TO MATCH EXISTING.





REPAIR AND RESTORE EXISTING RAILINGS.

ORCHARD CITY DRIVE



S 1st. STREET











WINDOW TRIMS TO MATCH EXISTING.

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A6.1