

TREANORHL

# 439 and 451 S. FOURTH STREET, SAN JOSE, CALIFORNIA

SAN JOSE CITY LANDMARKS EVALUATION REVIEW

*DRAFT*

MARCH 1, 2023



Google Maps Street View, November 2021

## INTRODUCTION

David J. Powers & Associates, Inc. has engaged TreanorHL in evaluating the properties, 439 and 451 South Fourth Street in San Jose (APNs 467-47-058 and -096), for their potential eligibility to be listed as local landmarks. According to the Historic Resource Evaluation for South Fourth Street Mixed Use Project, San Jose, revised February 15, 2019 by Archives & Architecture, LLC, the property at 451 S. Fourth Street was not found eligible as a City Landmark and/or eligible for listing on the California Register of Historic Resources.<sup>1</sup> However, 451 S. Fourth Street is listed as a Structure of Merit on the San Jose Historic Resources Inventory. This report includes an evaluation of the two properties for the potential eligibility to be listed as City Landmarks in San Jose.

## SUMMARY OF FINDINGS

Upon completion of the evaluation of the City Landmark criteria, the property at 439 S. Fourth Street does not appear individually eligible as a San Jose City Landmark.

The property at 451 S. Fourth Street was found eligible as a City Landmark under Criterion 1 for its association with the brewery industry in San Jose in the mid to late 19<sup>th</sup> century; and Criterion 6 as an example of mid to late 19<sup>th</sup> century National architecture style on a residential building (a rare remaining architectural type). However, the building was found to not possess sufficient integrity for eligibility as a City Landmark.

## METHODOLOGY

TreanorHL reviewed the following documents: the Historic Resource Evaluation for the South Fourth Street Mixed use Project completed by Archives & Architecture on June 7, 2017 (revised June 12, 2017 and February 2019); the Historic Resources Project Assessment for the South Fourth Street Mixed Use Project, completed on February 15, 2019 (revised on January 20, 2020), also prepared by Archives & Architecture; the DPR forms for the Metro Station Apartments and the Doerr Rental, both completed on June 1, 2017 by Archives and Architecture; and the Downtown Guidelines and CEQA review for the properties completed in May 2022 by TreanorHL.

As part of the earlier report completed in 2022, TreanorHL conducted a site visit in January 2022 to verify the existing documentation and condition of the subject properties and their surroundings.

## PROPERTY DESCRIPTION

The following section is taken from the 439 S. Fourth Street Downtown Design Guidelines and Standards Compliance Review completed by TreanorHL in May 2022.

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

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<sup>1</sup> Archives & Architecture LLC. *Historic Resource Evaluation, South Fourth Street Mixed Use Project, 439 and 451 South Fourth St., San Jose, Santa Clara County, California*. June 7, 2017, revised June 12, 2017 and February 15, 2019.



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

The one-and-one-half story vernacular National Style single-family house at 451 S. Fourth Street was constructed ca. 1870. The wood frame building has board and batten siding on the side walls and horizontal channel rustic drop siding on the front façade. The moderately pitched gable roof has composition shingles, boxed eaves, and notched bargeboards at the front.

A full-width one-story front porch with a hip roof is supported by three simple wood posts. Sheltered under the porch, the front entry consists of a multi-lite paneled wood single door. A pair of smaller windows are to the south of the door and a double-hung wood window is centered in the upper level. Originally located closer to the front property line, the house has been relocated [to the back of] the site.<sup>3</sup>



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

<sup>2</sup> Largely summarized from Archives & Architecture LLC, *Metro Station Apartments DPR Form* (June 1, 2017).

<sup>3</sup> Largely summarized from Archives & Architecture LLC, *Doerr Rental DPR Form* (June 1, 2017).



Figures 2 and 3. Metro Station Apartments at 439 S. Fourth Street (left) and the National style single-family house at 451 S. Fourth Street (right) (Imagery Date January 2022).

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

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

The circa-1870 house at [451 S. Fourth Street] is presently listed on the San José Historic Resources Inventory as a Structure of Merit. Although having value as a historic property from early San José, the building has been relocated on-site and has a reduced level of historic integrity. The property was found to continue to meet the eligibility requirements for listing on the Inventory, but it is [not] eligible as a City Landmark or for listing on the California Register of Historical Resources.<sup>4</sup>

## HISTORIC CONTEXT

The following historic context was sourced from the Archives & Architecture Historic Resource Evaluation of the South Fourth Street Mixed Use Project, revised February 15, 2019.<sup>5</sup>

The site for this mixed-use project is to the east of the area that was once the *Pueblo de San José de Guadalupe*. The pueblo was originally established in November of 1777, when Spanish colonists from *España Nueva* (New Spain) settled north of present-day Downtown San José around what is now Hobson and San Pedro Streets. The pueblo was relocated in the late 1780s or early 1790s about one mile south, centered at what is now the intersection of Santa Clara and Market streets. Each of the colonists was assigned a *solare* (house lot) and a *suerte* (agricultural plot). During the colonial period, as well as during the era that Mexico had jurisdiction over the region from 1821 to 1846, the lands east of the pueblo, known as the *ejidos*, were used for grazing of cattle and were not individually owned.

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

<sup>5</sup> Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project (Fourth Street Metro Station), 439 and 451 South Fourth St., San Jose, Santa Clara County, California* (06.07.2017, revised 06.12.2017 and 02.15.2019), 10-16.



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

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

By 1868 the Southern Pacific Railroad laid tracks down Fourth Street adjacent the subject site where it connected the Santa Clara and Pajaro Valley line. The railroad line resulted in an intensification of industrial development in the area, and a railroad station was established on Fourth Street in the block north of East San Salvador Street. The station also served the new State Normal School at Washington Square beginning a few years later, which began the neighborhood's long association with the school that continues to influence development patterns into the present time.

One of the first mill and brewery facilities in San José was established in this area in 1854 near South Seventh Street by Gordon Cottrell. Later run by Adolf Pfister until 1883, it sparked an influx of similar breweries started by German immigrants during the Early American period in San Jose's history. Around 1870, Phillip Doerr established San Jose Brewery on the north side of William Street between Third and Fourth, moving operations from where he first started his business on First Street. Doerr's brewery, like the Cottrell/Pfister's Vineyard Mill, was soon surrounded by small cottages built by the brewery proprietors which likely served as worker housing.

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

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

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

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

While the designer of the Metro Station apartments (known originally as the Maria Lane Apartments) has not been identified as a part of this investigation, the building is representative of this later phase. It is believed that the owner/contractor Charles Lane was a construction engineer, and he likely was also designer of this building. Lane had built the Troy Apartment building at 460 South Fourth St. in 1964, and Maria Lane Apartments appears to be his second project in the neighborhood. By the end of the decade, Lane had taken a job as City Engineer of the City of Sunnyvale.

[...]

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

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

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

The property was developed with the current 30-unit multi-family residential building in 1965. The property owner, Charles Lane, was also general contractor for the building at the time as noted on the building permit. Lane had initially planned a 60-unit hotel for the site and had prepared plans, obtained a building permit, and apparently began construction in early 1964. That permit was later voided and substituted with a new permit in early 1965 to construct the 30-unit apartment building that exists today. Lane named the complex Maria Lane Apartments, most likely either after his wife Mary Robin, or a daughter.

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

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

This property was evaluated in 2000 as a part of the Downtown San José Survey 2000 and was recorded at that time as the Hollister/Doerr House. Since the preparation of that recording, the historian has retracted the initial research related to Page Hollister. Hollister had a similar shaped house at 451 South Fifth St. that was his home for around 40 years. Hollister, a carpenter, is a possible builder of the subject house, given the nature of land uses related to the lumber industry in the immediate vicinity. Lots 5 and 8 (to the south) were owned by Stephen Isaac Easley in the 1850s, according to tax assessments from that time, with a building located near the corner of South Fourth and East William Streets. Easley's daughter Missouri Dorcas Easley married Benjamin Franklin Warring in 1854; he had arrived in San José from New York in 1851. Warring engaged in the local lumber business during the 1850s and perhaps later, and by 1871 is listed as the owner of the Easley lots. By then the building that later housed San

Jose Brewery had been built, and San Jose's first directory of residents lists at least three residential structures along this block on South Fourth Street.

By 1870, however, Warring and his wife had moved to Ventura, California. It was in 1871 that Philip Doerr moved his San Jose Brewery to Lot 8 at the northwest corner of Fourth and William Streets. Doerr had founded San Jose Brewery on First Street in the downtown and relocated his operations to William Street in 1871. The complex extended northward into the block, and a rear alley continued north into the block with street access north of what is now 451 South Fourth St. and at the end of the block onto East San Salvador Street. The 1870s-1880s was the height of the local brewing boom, with around seven or more breweries competing in San José. Philip Doerr was a German immigrant whose family would be prominent in the local economy and politics for almost a century. Until at least 1909, Doerr maintained ownership of the land (Lots 4, 5, and 8) that also included the site of present Metro Station, but he sold the brewery to Bode and Stafford in 1880, who changed the name to the Lion (or Lyon) Brewery. Sanborn maps continue to associate the name of San Jose Brewery to the property into the 1890s. By the time of the printing of the 1915 Sanborn map, the brewery building was vacant, and the central part of the block was used as a horse corral.

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

The City of San Jose Historic Resources Inventory lists 451 S. Fourth Street as the Hollister Residence. According to the 2019 Historic Resources Evaluation above, the property at 451 S. Fourth Street is similar to a building constructed by Page Hollister at 451 S. Fifth Street. The report further states that the building at 451 S. Fourth Street may have been built by Page Hollister, however this has not been confirmed by TreanorHL's research.

## REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of San Jose's local criteria used to assess historic significance as a city landmark.

### City of San Jose Criteria

According to the City of San Jose's Historic Preservation Ordinance (Chapter 13.48 of the Municipal Code), a resource qualifies as a City Landmark if it has "special historical, architectural, cultural, aesthetic or engineering interest or value of an historical nature" and is one of the following resource types:

1. An individual structure or portion thereof;
2. An integrated group of structures on a single lot;
3. A site, or portion thereof; or
4. Any combination thereof. (Sec. 13.48.020.C)

The ordinance defines the term "historical, architectural, cultural, aesthetic, or engineering interest or value of an

historical nature” as deriving from, based on, or related to any of the following factors:

1. Identification or association with persons, eras or events that have contributed to local, regional, state or national history, heritage or culture in a distinctive, significant or important way;
2. Identification as, or association with, a distinctive, significant or important work or vestige:
  - a. Of an architectural style, design or method of construction;
  - b. Of a master architect, builder, artist or craftsman;
  - c. Of high artistic merit;
  - d. The totality of which comprises a distinctive, significant or important work or vestige whose component parts may lack the same attributes;
  - e. That has yielded or is substantially likely to yield information of value about history, architecture, engineering, culture or aesthetics, or that provides for existing and future generations an example of the physical surroundings in which past generations lived or worked; or
  - f. That the construction materials or engineering methods used in the proposed landmark are unusual or significant or uniquely effective.
3. The factor of age alone does not necessarily confer a special historical, architectural, cultural, aesthetic or engineering significance, value or interest upon a structure or site, but it may have such effect if a more distinctive, significant or important example thereof no longer exists.

The Historic Landmarks Commission reviews landmark designations and “shall find that said proposed landmark has special historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as a landmark conforms with the goals and policies of the general plan. In making such findings, the Commission may consider the following factors, among other relevant factors, with respect to the proposed landmark:

1. Its character, interest or value as part of the local, regional, state or national history, heritage or culture;
2. Its location as a site of a significant historic event;
3. Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history;
4. Its exemplification of the cultural, economic, social or historic heritage of the City of San José;
5. Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style;
6. Its embodiment of distinguishing characteristics of an architectural type or specimen;
7. Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José; and
8. Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.” (Sec. 13.48.110.H)

## SIGNIFICANCE EVALUATION



### Current Historic Status

The subject property at 439 S. Fourth Street has not previously been identified on any local, state, or national historic resources inventory. The subject property at 451 S. Fourth Street is currently listed as a Structure of Merit on the San Jose Historic Resources Inventory; however, the property is not listed on any state or national inventory. The City of San Jose does not consider Structures of Merit historic resources.

### 439 and 451 S. Fourth Street - San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*

439 S. Fourth Street: San Jose underwent a transformation to the Downtown Core after WWII with a rise in multi-family residential development. The high-quality architecture of this period reflected progressive design concepts advocated by a local group of architects. As urbanization continued into the 1960s, new construction had greatly diminished in quality and design. Constructed in 1965, the apartment building at 439 S. Fourth Street is associated with the rapid construction practice of 1960s residential development and does not appear to be an important part of San Jose's or the region's history. It is merely one of the many properties that illustrates the development trends of San Jose and is not associated with the residential development of Downtown San Jose in an individually significant way. The property does not appear to be eligible for listing as a City Landmark under Criterion 1.

451 S. Fourth Street: Constructed ca. 1870, the building was part of the early residential and industrial development in the City of San Jose. Located on the north section of Lot 5, the house was part of a block consisting of other single-family residences, some commercial buildings, and industrial buildings associated with the brewery industry of San Jose. In 1871, Philip Doerr relocated his brewery to Lot 8 from its original location on First Street, and held ownership of Lot 4, 5, and 8 on the block until 1909. The brewery complex included worker housing, and was extended north into Lot 5. While it is unclear what purpose the property at 451 S. Fourth Street served, it was associated with Doerr brewery until 1880 when he sold the business. The property appears to be eligible as a City Landmark under Criterion 1.



Figure 4. Block B4R4S of the 1871 San Jose Block Book, Phillip Doerr's land outlined in dashed red, and the approximate location of the subject parcels blocked out in red and labeled by address (San Jose Public Library, California Room).

2. *Its location as a site of a significant historic event.*

439 S. Fourth Street: The property is not linked specifically to any significant historic event. The property does not appear to be eligible for listing as a City Landmark under Criterion 2.

451 S. Fourth Street: The building is not a site of a significant historic event. The property does not appear to be eligible for listing as a City Landmark under Criterion 2.

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*

439 S. Fourth Street: There is no person of significance associated with the building. The property does not appear to be eligible as a City Landmark under Criterion 3.

451 S. Fourth Street: Philip Doerr owned the land on which the house at 451 S. Fourth Street stands between the years of 1871 until 1909. He established the San Jose Brewery, and his family was prominent in the local economy and politics, however his place in San Jose's history does not elevate him to the status of significant persons. The property does not appear to be eligible for listing as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San José.*

439 S. Fourth Street: While the apartment building is associated with downtown San Jose's residential and development during the mid-20th century, it does not exemplify the cultural, economic, social or historic heritage of San Jose. The property does not appear to be eligible for listing as a City Landmark under Criterion 4.

451 S. Fourth Street: The property is associated with the German immigrant population of San Jose, namely Philip Doerr, who owned the property c. 1870 to 1909. He contributed to the brewery boom of the mid to late 19<sup>th</sup> century; however, the building does not individually exemplify the cultural, economic, or social history of San Jose. The property does not appear to be eligible for listing as a City Landmark under Criterion 4.

5. *Its portrayal of the environment of a group of people in an era of history characterized by a distinctive architectural style.*

439 S. Fourth Street: The property does not exhibit a particular architectural style that can be associated with a group of people during a particular period in history. The property does not appear to be eligible for listing as a City Landmark under Criterion 5.

451 S. Fourth Street: The building does not exhibit a particular architectural style that can be associated with a group of people during a particular period in history. The property does not appear to be eligible for listing as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*

439 S. Fourth Street: Constructed in 1965, the Modern vernacular multi-family residential complex is modest, and made of common construction and materials with no notable or special attributes. With its flat roof, two-part windows, and stucco cladding, it is one of many multi-family residences constructed during this time in

San Jose. The property does not appear to illustrate distinguishing characteristics of an architectural type that is eligible for listing as a City Landmark under Criterion 6.

451 S. Fourth Street: Constructed c. 1870, the building sits on a block developed during the Early American period. Small wood-frame residential structures were built in the 1860s, and most were demolished in the late 19<sup>th</sup> to mid-20<sup>th</sup> century. The one-and-a-half story vernacular residential building at 451 S. Fourth Street embodies architectural characteristics of the National Style, including its wood frame, front gable, board and batten cladding, one-story porch with a hipped roof, and multi-lit paneled wood door. The building is a rare extant example of small wood frame houses of the mid-19<sup>th</sup> century. The property appears to be eligible for listing as a City Landmark under Criterion 6.

7. *Its identification as the work of an architect or master builder whose individual work has influenced the development of the City of San José.*

439 S. Fourth Street: No architect or designer has been identified for the apartment building. The owner, Charles Lane, was a general contractor and it is likely he designed the building. He built another apartment building in the neighborhood before the Metro Station apartment building, and later took a position with the City of Sunnyvale as the City Engineer. Lane, however, is not considered an architect or master builder whose individual work has influenced the development of the City of San Jose. The property does not appear to be eligible for listing as a City Landmark under Criterion 7.

451 S. Fourth Street: No architect or designer has been identified for the residential building. The property does not appear to be eligible for listing as a City Landmark under Criterion 7.

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*

439 S. Fourth Street: The apartment building did not make use of architectural innovations, but rather used typical building materials and details of the time. The property does not appear to be eligible for listing as a City Landmark under Criterion 8.

451 S. Fourth Street: The building on the parcel did not make use of architectural innovations and used typical building materials and details of the time. The property does not appear to be eligible for listing as a City Landmark under Criterion 8.

## **Integrity**

439 S. Fourth Street: The building retains integrity of location since it has not been moved. As it has been used for multi-family residential purposes since its construction, it retains integrity of association and feeling. The building retains its residential scale and continues to illustrate vernacular architecture of the 1960s in San Jose; it retains sufficient integrity of design, materials, and workmanship. Integrity of setting is largely retained since the surrounding blocks' have generally remained a mix of residential and commercial. While the property is not eligible as a City Landmark it does retain sufficient integrity to communicate its significance.

451 S. Fourth Street: The integrity of location has diminished, since the building has been relocated from its original location on the site. Originally built closer to the front property line, it was moved to the rear of the property between 1973 and 1974. Integrity of association and feeling have been compromised since the residential building was later converted for commercial use in the 1980s when Discount Photo occupied the building. Integrity of design, materials, and workmanship have been compromised due to major alterations to the exterior, including replacement the porch and windows. Integrity of setting is largely retained since the

surrounding blocks' have generally remained a mix of residential and commercial. Overall, the property does not retain sufficient integrity to communicate its significance under Criteria 1 or 6.

## CONCLUSION

The property at 439 S. Fourth Street does not appear to be individually eligible as a City of San Jose Landmark as it does not have significance under any local criteria.

The property at 451 S. Fourth Street is eligible as a City Landmark under Criterion 1 for its association with the brewery industry in the mid-late 19<sup>th</sup> century; and Criterion 6 as an extant example of a mid to late 19<sup>th</sup> century architecture in the National style. The building was relocated in the 1970s and has undergone extensive alterations, compromising its integrity in expressing its historic significance.



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TreanorHL. 439 S. 4<sup>th</sup> Street, San Jose, California. Downtown Guidelines & Standards Compliance Review. May 2022.