TREANORHL

459-475 S. 4th STREET, SAN JOSE, CALIFORNIA

HISTORIC RESOURCE ASSESSMENT & DESIGN GUIDELINES AND STANDARDS COMPLIANCE REVIEW

DRAFT

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1. INTRODUCTION

David J. Powers & Associates, Inc. has requested TreanorHL's assistance in assessing two parcels located at 459-475 S. 4th Street in San Jose (APNs 467-47-057 and -092). The project proposes to demolish the existing buildings at the site and construct a new 23-story building. This report is an evaluation of the existing properties' potential eligibility to be listed in the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR) and under local criteria. This report also identifies existing historic resources within 200 feet of the subject parcels.

The project site is within the General Plan Downtown Growth Area and the Downtown Core and is adjacent to and nearby several historic resources. In reference to the adjacent historic resources, this report includes a compliance analysis to the Secretary of the Interior's Standards for Rehabilitation (the Standards) and an integrity assessment. This report also includes an evaluation of the proposed design for compliance to the *Draft San José Downtown Historic Design Guidelines* (2004) and the *San José Downtown Design Guidelines and Standards* (2019, updated 2020). The design assessment and compliance analysis are provided in order to inform the environmental process and determine if the proposed project would result in a substantial adverse change in the significance of or cause an impact to any historic resources as defined by the California Environmental Quality Act (CEQA) and to ensure compliance with local planning guidelines and regulations relevant to historic resources.

2. SUMMARY OF FINDINGS

Upon completion of the survey and archival work, the buildings within the project boundaries at 459, 465-469, and 475 S. 4th Street do not appear individually eligible for listing on the NRHP or CRHR as the buildings were not found to possess sufficient historical significance. The buildings also do not appear to be eligible individually as City of San Jose Landmarks, or collectively as a historic district as they do not have significance under local criteria. Therefore, there are no historic resources as defined by CEQA within the project boundaries, and as such the proposed project would cause no direct impacts on any historic resources within the project site.

Seven properties and one district in the area surrounding the proposed project are currently identified in the San Jose Historic Resources Inventory. Two adjacent buildings are listed local landmarks, and therefore meet the definition of historical resource under CEQA. A review of the project compliance to the Standards found that Standards 1-8 are not applicable or outside the scope of this assessment; the project partially complies with Standard 9; and the proposed project complies with Standard 10. The integrity analysis found that the proposed project would not impair the integrity of the previously identified historic resources in the surrounding area such that the resource would no longer be able to convey its significance and would no longer be deemed eligible for local listing. Therefore, the proposed project would have a less-than-significant indirect impact on the adjacent historic resources per CEQA.

The proposed project includes demolition of three existing buildings and the construction of a new 23-story building. The project's construction-related activities have the potential to cause physical damage to nearby structures which may result in adverse impacts to the adjacent historic resources per CEQA. Mitigation measures are proposed to address the protection of the historic resource from potential damages due to construction-related activities. With implementation of these measures, the potential for project impacts to the identified historic resource would be reduced to less-than-significant.

The proposed project does not fully comply with the *Draft San José Downtown Historic Design Guidelines* (2004) and the *San José Downtown Design Guidelines and Standards* (2019, updated 2020). Relative to the 2004 Guidelines, the proposed project does not comply with the Lot Patterns and Massing guidelines; it does comply with the Entries, Exterior Materials, and Pedestrian and Vehicular Access guidelines; and the Facades, Corner Elements, and Rear Facades guidelines are not applicable. In terms of the 2019 Guidelines, the proposed project does not comply with standards a and c of Section 4.2.2, and standards Massing a and d, and Façade g of Section 4.2.4. Even though the proposed design only partially complies with the local standards and guidelines, the proposed project would not substantially impair the significance and integrity of the adjacent historic properties such that they would no longer be eligible for listing in the San Jose Historic Resources Inventory. Therefore, on balance, the proposed project is substantially complaint to relevant local historic preservation regulations.

3. METHODOLOGY

TreanorHL conducted a site visit on June 12, 2020 to evaluate the existing conditions, historic features, and architectural significance of subject properties. A limited reconnaissance survey of the surrounding properties was also carried out. Due to the Covid-19 pandemic shelter in place order, TreanorHL could not conduct in-person research at the library or archives. In order to evaluate the historic significance of the properties, additional online research was completed including consultation of San Jose City Directories, historical aerials and photographs, newspaper articles, Santa Clara County Assessor's Office, City of San Jose Permit Center, and various online repositories. Staff also reviewed the proposed project drawings dated November 4, 2020 (BDE Architecture, *The Mark – Urban Catalyst, SD Permit Resubmittal)* and relevant documents provided by David J. Powers & Associates.

4. PROPOSED PROJECT

The approximately 0.45-acre site is comprised of two parcels located at 459-475 S. 4th Street in downtown San Jose. The project site is developed with two apartment buildings and a single-family residence. Vehicular access to the project site is currently provided via two access driveways along S. 4th Street. As proposed, the project would demolish the three existing buildings and construct a 23-story tower with up to 240 dwelling units and with a maximum height of approximately 274 feet. Amenity space for residents is proposed on the third floor and roof and would include a fitness space, study area, and outdoor gathering space. The project proposes a roof deck and roof lounge. The project would include parking at the basement, first, and second floors.[1]

5. PROPERTY DESCRIPTION

The project site is located on the western side of S. 4th Street between E. San Salvador Street to the north and E. William Street to the south. Encompassing two parcels, the site includes three buildings set back approximately 10 feet from sidewalk: from north to south, a one-story single-family house at 459 S. 4th Street, a two-story multi-family building at 465-469 S. 4th Street, and a larger two-story multi-family building at 475 S. 4th Street. The house at 459 S. 4th Street has a fenced, landscaped front yard with low bushes and plants and a gravel-paved driveway with a wood gate to the south. The building at 465-469 S. 4th Street has a front yard with a lawn, two mature trees, and a concrete path and steps leading to the front porch. A low brick planter and lawn is in front of 475 S. 4th Street. An asphalt-paved driveway with a metal gate to the north provides access to the carport under

[1] Urban Catalyst, *The Mark revised project description* (received November 2020); BDE Architecture, The Mark – Urban Catalyst, SD Permit Resubmittal, November 4, 2020.

the apartment building. A concrete masonry block wall and metal fence surround portions of the site. The surrounding area consists of a mix of residential (both single- and multi-family) and commercial buildings. The San Jose State University (SJSU) campus is a block north of the subject property.

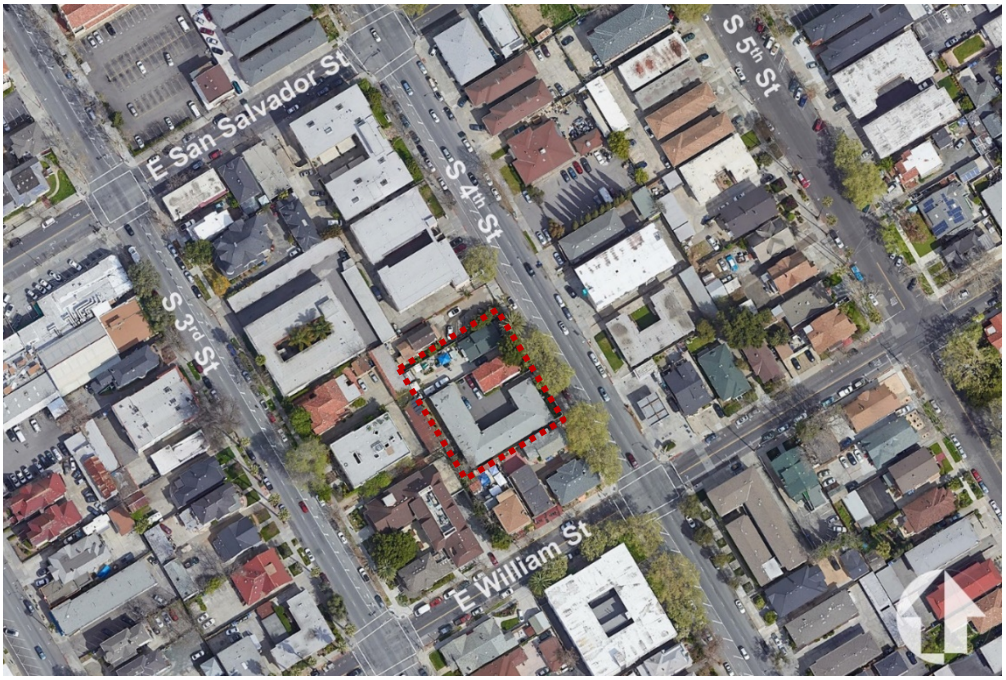


Figure 1. The subject site on S. 4th Street, outlined in red (Google Earth, imagery date June 2019).

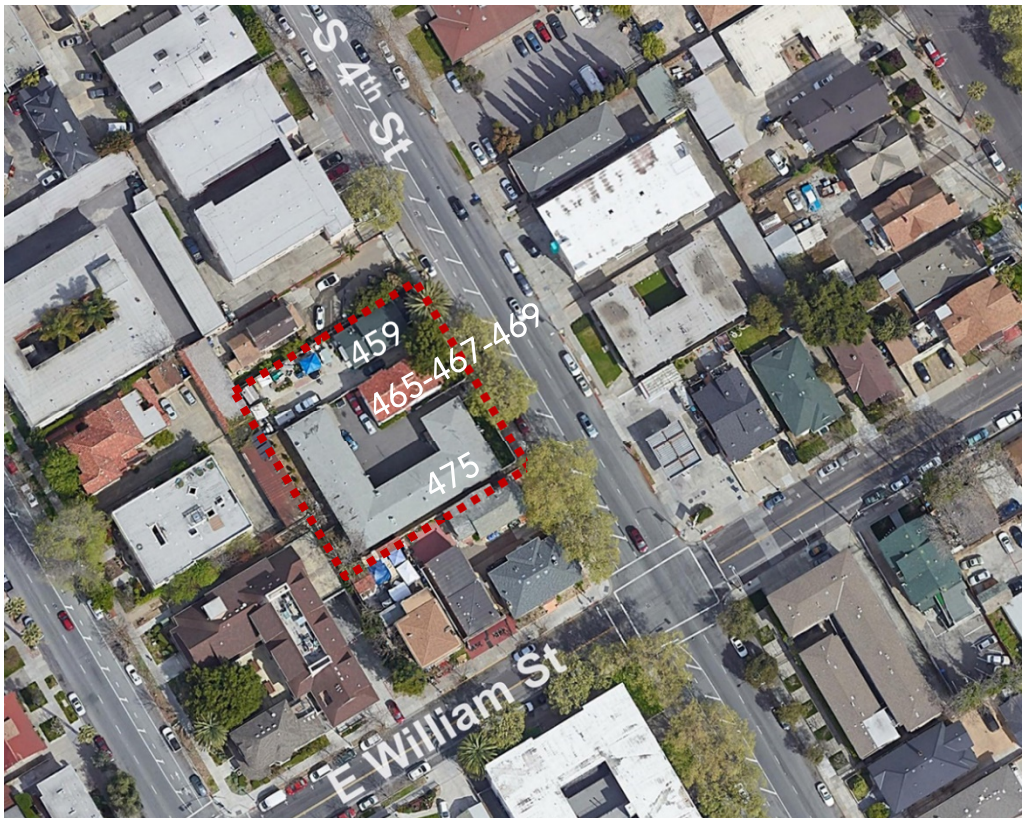


Figure 2. The subject site outlined in red and addresses noted in white (Google Earth, imagery date June 2019).

459 S. 4th Street (APN 467-47-057)

Constructed ca. 1900, this National style, one-story single-family house is rectangular in plan. It is of wood frame construction with horizontal wood cladding and a shingle-clad front-facing gable roof. The rear half of the building has a lower gable roof. The building was vacant, and all openings were boarded up at the time of site visit.

On the front (east) façade, the partial-width, raised front porch at the northeast corner supported by three plain square posts sits under a projecting lower gable. A rectangular vent is centered below the porch gable. The main entry door, which appears to be single wood panel, is covered with a screen door. A pair of boarded-up windows flank the entry. All openings have simple wide trims.

The north and south façades each have three rectangular windows of different sizes and proportions with simple trims. One is located on the front portion of the house and two at the rear. The rear (west) façade also has three rectangular window openings and a single door to the yard. The door has a simple metal awning above. The building is in fair condition.



Figure 3. The front (east) façade of 459 S. 4th Street.



Figure 4. The rear (west) and south façades of 459 S. 4th Street.

465-469 S. 4th Street (APN 467-47-092)

The two-story Spanish Colonial Revival style multi-family building from 1939 is rectangular in plan. The wood-frame structure has textured stucco cladding and a tile-clad cross gable roof. The low-pitched roof has modest eave overhang with exposed rafter ends. On the front (east) façade, the one-story partial-width front porch with a projecting gable roof and two square posts is located at the southeast corner. Sheltered below this porch are two single wood doors providing access to the residential units. A multi-lite, wood-sash fixed window with decorative wood shutters is to the north of the porch. Three multi-lite, wood-sash casement windows punctuate the second floor. The central window is slightly narrower and has a single wood shutter. At the north end, an arched doorway with tile cap and a wood fence door provides access to the side yard.

The most prominent feature of the north façade is the projecting brick chimney at the east end. Several one-over-one, double-hung, wood-sash windows punctuate this façade: four on the first floor and three on the second floor. A projecting second floor massing towards the west end has a wood-sash multi-lite slider.

The rear (west) face has three rectangular, one-over-one, wood-sash windows on each floor. A narrow rectangular went is located right below the gable. A single wood door with a glass panel is at the northwest corner. It is sheltered by a tile-clad awning supported by decorative wood brackets.

The south façade has a single wood door with a glass panel and five windows on the first floor. The door has a tile awning with brackets, identical to the one on the rear façade. Four windows punctuate the second floor. All windows are rectangular, one-over-one, and wood-sash with narrow trim. Three vents with pyramidal caps are below the gable. Overall, the building is in good condition.



Figure 5. The front (east) façade of 465-469 S. 4th Street.



Figures 6 and 7. The rear (west) and south façades (left), and the north façade (right).

475 S. 4th Street (APN 467-47-092)

Constructed in 1960, this two-story, Midcentury Modern multi-family building is almost U-shaped in plan with the shorter arm parallel to S. 4th Street. It is of wood-frame construction with stucco cladding and a low-pitched hipped roof with wide eave overhangs. An asphalt driveway and a metal gate lead to the asphalt-paved courtyard. Carports are tucked under the west and south sections of the building at the rear. The street facing façades have brick cladding up to approximately 3 feet. The primary window type is two- or three-part aluminum slider with no trim; the three-part ones have a central fixed pane.

The front (east) façade is arranged symmetrically with two rows of four windows punctuating this wall: two three-part windows at the center flanked by two-part sliders. Each column of windows is framed by slightly projecting narrow bands running from roof down to the brick cladding. A pair of simple stucco decorative features at the center (a diamond with horizontal bands on each side) and metal railings below two-part windows adorn this façade. A low, full-width brick planter, several pipes, downspouts, security cameras, and a utility box attach to this wall.

The north façade facing street has three windows at each level. The north and east façades facing the courtyard have an open corridor with a simple metal railing that provides access to the second floor units. A metal staircase with concrete steps is located at the north end and a wood staircase at the east end. Residential units have single wood panel doors and a mix of two- and three-part sliders.

The modest south façade features two rows of rectangular windows and several downspouts. Overall, the building is in fair condition.



Figure 8. The front (east) façade of 475 S. 4th Street.





Figures 9 and 10. The facades facing the courtyard, north (left) and east (right). front (south).

6. ARCHITECTURAL STYLES

The building at 459 S. 4th Street is an example of National style single-family house from ca. 1900. Constructed in 1939, the architectural features of the building at 465-469 S. 4th Street were influenced by the Spanish Colonial Revival style. The multi-family building at 475 S. 4th Street, built in 1960, does not have a definitive style but was influenced by the Midcentury Modern architectural style.

The **National** architectural style, also referred to as Vernacular or Folk, was widely observed from ca. 1860 to 1900. Constructed of simple designs, this style focuses on being functional. Elements from other styles appear in simple arrangements. The most prevalent type is the Gable Front, which is usually one-story, has a front-facing gable roof with a full-width porch. Characteristics of the style include:

- Gabled or hipped roof over the main block,
- Porch, with steps,
- Usually round columns,
- Raised first floor,
- Eaves encased and trimmed with moldings, and,

- Small dormers.[2]

The **Spanish Colonial Revival** style was especially influential in California during the 1920s and 1930s. Characteristics of the style include:

- One or two story with rectangular, "U" or irregular plan and symmetrical or asymmetrical massing,
- Low-pitched gable or cross-gable roof with Spanish tile (little or no eave extension) or flat roof with parapet (some with tile coping),
- Flat stucco walls with smooth or textured finish,
- Decorative wall surfaces, using tile or low-relief terra-cotta sculpture,
- Round-arched openings,
- Porches supported by large, square piers or simple tile roof hood over door,
- Recessed windows and doors,
- Wood casement windows often in groups, especially on the front elevation (prominent window(s) on front may have wood or wrought iron grill or classical ornamentation),
- Front and/or interior patios, often surrounded by stucco wall, and,
- Decorative details that might include wrought-iron for balcony and porch railings, quatrefoil window, buttressed corners. [3]

Generated by a rejection of all historical references, the modern architectural styles were prevalent in San Jose from ca. 1930 to the 1950s and later.[4] Especially during the decades following the end of World War II, the **Midcentury Modern** and late interpretations of the International Style was applied to everyday residential, commercial, and institutional buildings. Less expensive and stripped-down version of the style was favored by builders who preferred inexpensive building materials, maximized square footage, and quick construction methods.[5] These buildings were mostly infill construction with simple forms, stucco cladding, and inexpensive building materials as in the case of 475 S. 4th Street. Character-defining features of the style include:

- Flat roofs,
- Prominent, built-in garages,
- Asymmetrical massing and forms, and,
- Metal or wood window frames.[6]

7. SITE HISTORY

The subject block was first developed with small, wood frame residential structures by the 1860s; most of which were replaced in the late 19th and early-to-mid 20th century. By 1868, the Southern Pacific Railroad laid tracks down S. 4th Street where it connected to the Santa Clara and Pajaro Valley line—a development that triggered the industrial development here. A number of breweries were established in this area during the second half of the 19th century. San Jose Brewery was set up by Phillip Doerr at the southern end of the subject block around 1870. It was soon surrounded by small cottages which likely served as workers' housing.[7] The 1891 Sanborn map illustrates a number of almost identical cottages, one- or two-story with full-width front porches, lined up along S. 4th Street. The single-family house at 459 S. 4th Street was constructed ca. 1900 during this period.

[2] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003),17.
[3] Ibid., 29.
[4] Ibid., 30-32.
[5] Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement* (September 30, 2010), 193.
[6] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 32.
[7] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* June 7, 2017 (revised February 15, 2019), 11-12.

According to the 1891 Sanborn map, a rear alleyway bisected the block north to south, and most likely connected the San Jose Brewery to the working housing along the street. The southern half of the alleyway behind the subject parcels was converted to a corral by 1915.[8] As the breweries moved out of downtown, the subject block was infilled with single-family houses and some multi-family buildings in the early 20th century.[9]

Even though the first multi-family houses on the subject block appeared after 1929, during a period when the City was encouraging high-density infill development, their construction accelerated after World War II.[10] According to the 1950 Sanborn map, two- or three-unit residential buildings with smaller footprints appeared along S. 4th Street while nine- or ten-unit apartment buildings were developed on S. 3rd Street.[11] Constructed in 1939, the three-unit residence at 465-469 S. 4th Street belongs to this wave of development. Early examples of multi-family housing were usually associated with local architects who designed in the Modern architectural styles; however, by the mid-1960s, new developments lost their quality of design and reflected the rapid suburbanization of the region.[12] The apartment building at 475 S. 4th Street was constructed in 1960, during this era, and does not reflect the architectural quality of the earlier examples.

The detailed construction chronologies of the subject properties are listed below.



Figure 11. The 1891 Sanborn map, the project site outlined in dashed red line.

[8] Sanborn Fire Insurance Maps, 1891 and 1915.
[9] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 11-12.
[10] Ibid., 13.
[11] Sanborn Fire Insurance Maps, 1950.
[12] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 13.

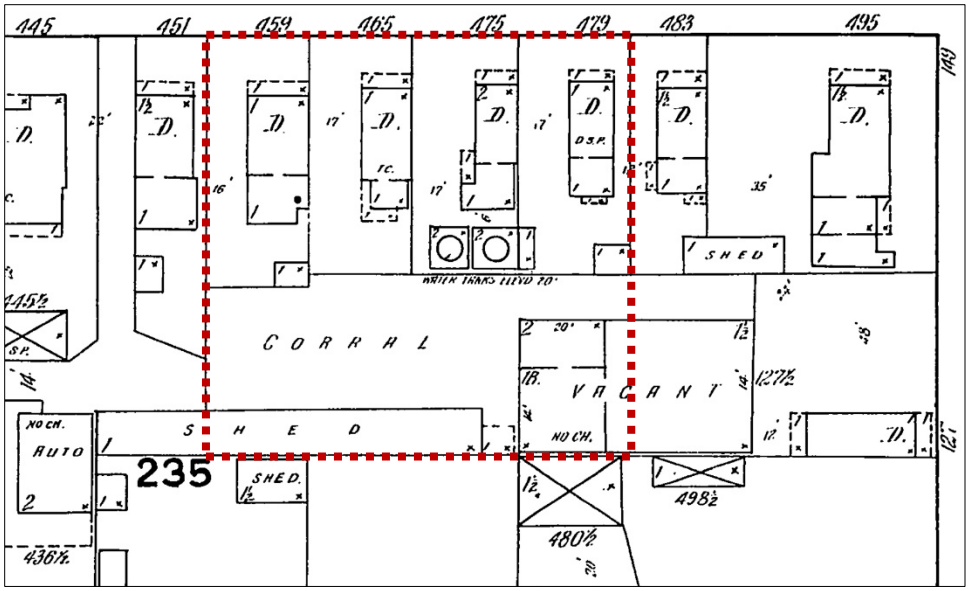


Figure 12. 1915 Sanborn map, the project site outlined in dashed red line.

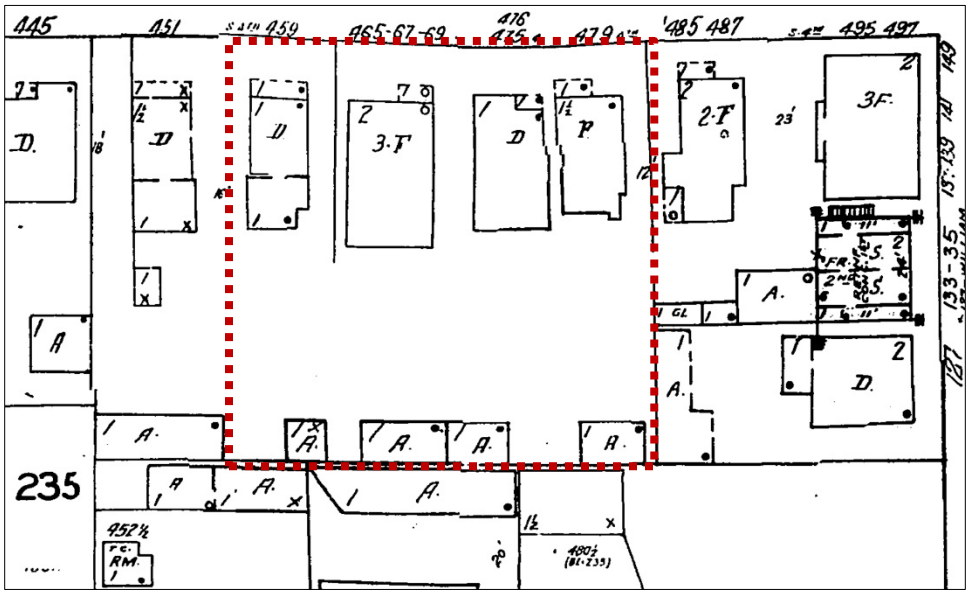


Figure 13. 1950 Sanborn map, the project site outlined in dashed red line.

Construction Chronology for 459 S. 4th Street (APN 467-47-057)

No building permits associated with the initial construction were found for the property. The Santa Clara Assessor's Office records the construction date as 1901. The address first appears in the 1890 city directory and on the 1884 Sanborn map; however, the one-story structure illustrated on the map has a much wider footprint. This earlier dwelling was possibly associated with the San Jose Brewery and served as housing. Even though the *City of San Jose Historic Resources Inventory* notes the construction date as ca. 1880, the house was likely constructed ca. 1900 based on the Assessor's records, city directories, and Sanborn maps.[13] On the 1915 Sanborn map, a corral and a shed appear to the west—it is not clear if these structures were associated with the

[13] *City of San Jose Historic Resources Inventory*; Sanborn Maps; San Jose City Directories.

subject dwelling. Below is the construction chronology with a list of building permits on file with the City of San Jose and a summary of what the permit work entailed.[14]

ca. 1900	The one-story dwelling was constructed.
1950	A one-story detached garage appears at the western end of the lot (not extant).
1990	Permit application for electrical work for the single-family residence.

Construction Chronology for 465-467-469 S. 4th Street (APN 467-47-092)

The two-story, three-unit building was constructed in 1939 by contractor Volney F. Van Dalsem for owner L. S. Davis. The property record card issued by the Santa Clara Assessor's Office also confirms this date.[15] Even though the *City of San Jose Historic Resources Inventory* notes the construction date as ca. 1920, the original construction permit provides the exact date.[16] The building first appears on the 1940 city directory and 1950 Sanborn map. A single-family residence at 465 S. 4th Street occupied by the Davis family was on this lot before, which can be found on the earlier maps and directories. Below is a list of building permits on file and a summary of what the permit work entailed.[17]

1939	Permit application to construct a three-family residence by contractor V. F. Van Dalsem. Owner was noted as L. S. Davis. Permit No. 7846.
2000	Reroofing. Permit No. B005B755.

Construction Chronology for 475 S. 4th Street (APN 467-47-092)

No building permits associated with the initial construction were found for the property. The Assessor's Office records note the construction date as 1960.[18] A comparison of the 1956 and 1960 aerial photographs of the area also confirm this date since the building first appears on the 1960 aerial view.[19] The earliest permit on file, for reroofing, is from 1980. Below is the construction chronology with a list of building permits on file with the City of San Jose and a summary of what the permit work entailed.[20]

1960	The three-story apartment building was constructed.
1980	Reroofing. Permit No. 25885.
1992	Repair termite damage at Unit #1. Permit No. 920-2030DT.
1995	Permit application to repair fire damage. Permit No. 9501433.
1996/1997	Balcony with dry rot was removed and replaced: no change to structural or appearance. Permit No. B9670611.
1999	Reroofing. Permit No. B99-65741.

[14] City of San Jose Permit Center.
[15] Santa Clara County Assessor's Office. Although the Archives & Architecture report notes an earlier construction date for this property (1922), the building permit found at the City website and the city directories of the period also confirm the 1939 construction date.
[16] *City of San Jose Historic Resources Inventory*; Sanborn Maps; San Jose City Directories.
[17] City of San Jose Online Permits.
[18] Santa Clara County Assessor's Office.
[19] Historical Aerials by NETR Online (accessed March 21, 2020).
[20] City of San Jose Permit Center.

8. HISTORIC CONTEXT

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between 1st Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro, and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south. By 1850 the city limits of San Jose had been established by a series of grid surveys. The grid established during the original surveys in 1847 and 1848 extended from Market to 8th streets, and from Julian to Reed streets—which covers the subject block. Although later surveys expanded the city limits in all directions, the actual settlement was limited to three or four blocks from the commercial district centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.[21]

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of San Jose. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investments in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core. Most of the undeveloped land within the city limits was subdivided and filled with homes by the late 19th century and new suburban tracts were being subdivided.[22]

By the turn of the century, orchard products dominated the local economy. Fruit production and the fruit industry peaked in the 1920s when Santa Clara County became known as the Valley of the Heart's Delight; numerous food processing and canning companies located in the valley processed and packaged the produce. San Jose became the financial and business center of a vast agricultural area. The orchards and the associated industry and infrastructure were the leading sources of employment in San Jose and its surroundings until the early 1950s. The growth of the city was also spurred by three major projects during the first half of the 20th century: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. Population growth continued to expand the urban boundaries as orchards were replaced by residential developments.[23] The population was not only evident in the suburbs. Within the city limits, formally encouraged by the City of San Jose's, by apartment buildings started to be constructed on vacant lots and/or they replaced single-family houses in residential neighborhoods.[24]

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.[25]

Following World War II, modern design dominated new residential development. Residential development of this period was typically of low density, single-family detached housing. The central portions of the city had developed over the previous 100 years, starting with California statehood in 1850. While the rest of San Jose

[21] Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose,* March 30, 1992, 12-13.
[22] Ibid., 9-12.
[23] Ibid., 9; PAST Consultants, *San Jose Modernism, Historic Context Statement,* June 2009, 12-14.
[24] Sanborn Fire Insurance Maps, 1891, 1915 and 1950; Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 13.
[25] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* December 2004 (Revised February 2012), 46-47.

expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater frame area of the downtown.[26]

The municipal boundaries of the City of San Jose spread from 17 square miles in 1950 to over 120 square miles in 1970. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region.[27] When he took his position as City Manager in 1950, San Jose was a tightly-knit city of 92,000 residents within 17 square miles. When Dutch Hamann retired in 1969, San Jose had become a major metropolis of 460,000 residents within 135 square miles.[28]

From his earliest days Hamann recognized the automobile's role in shaping his city's future and made automobile-related infrastructure the centerpiece of his capital improvement plans throughout his administration.[29] In the 1950s and the 1960s, residential subdivisions and shopping centers replaced orchards at an amazing speed. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and automobile salesrooms.[30] The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.[31]

San Jose State University

The history of San Jose State University began in 1857 with Minn's Evening Normal School in San Francisco. This city school became a state school in 1862 and relocated to San Jose at Washington Square in 1870. The site bounded by S. 4th, San Fernando, S. 7th, and San Carlos streets was donated by the City of San Jose.[32] The school changed its name to San Jose State Teachers College in 1921, San Jose State College in 1934, California State University, San Jose in 1972, and finally to San Jose State University in 1974. The increased post-war enrollment and related construction in Modernist styles resulted in expansion of the campus during the second half of the 20th century.[33] The increased enrollment also coincided with the increase in apartment construction in downtown and around the campus during these decades.[34]

Breweries in San Jose

The earliest breweries in San Jose were established in the 1850s by German immigrants. These breweries were usually surrounded by small cottages which likely served as housing for the workers. *History of Santa Clara County* (published in 1881) lists four breweries in downtown San Jose: Eagle Brewery at Market and San Antonio, established in 1853; Krumbs' Brewery started in 1856 at Market and Santa Clara; Lion Brewery (originally established by Philip Doerr as San Jose Brewery) at William and 4th streets; and the most extensive one, Fredericksburg Brewery established in 1869. A recent newspaper article states that at the height of the local brewing boom in the 1870s and 1880s, there were seven or more breweries competing in San Jose. The

[26] Winter & Company, *Your Old House*, 15.
[27] PAST Consultants, *San Jose Modernism,* 26-27.
[28] Ibid., 38.
[29] Ibid., 28.
[30] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* 46-47.
[31] Ibid., 26-27.
[32] "Planting a tree: a brief history of SJSU," https://www.sjsu.edu/people/annette.nellen/website/overview.pdf (accessed June 23, 2020).
[33] PAST Consultants, *San Jose Modernism,* 58-59.
[34] Franklin Maggi, Archives & Architecture, LLC, *Metro Station Apartments, 439 South Fourth St., San Jose, CA DPR Form,* June 1, 2017.

industrial uses like breweries moved out of the downtown area in the early 20th century and the remaining parcels were infilled with single- or multi-family residential development over time.[35]

9. ARCHITECT/BUILDER

No architects were found to have been associated with any of the subject buildings.

465-467-469 S. 4th Street was constructed by Volney F. Van Dalsem in 1939. A lifelong resident of San Jose, Dalsem (1891-1977) was listed as a carpenter, a building contractor, and a salesman at various real estate companies in censuses and city directories.

The research did not reveal any builders associated with the initial design and/or construction of the buildings at 459 and 475 S. 4th Street.

10. OCCUPANCY HISTORY

The occupancy history of the subject properties is outlined below. [36]

459 S. 4th Street

Dates	Occupants
1890 – 1899	The Nangle family (possibly occupants of the earlier house on this parcel)
1900 – 1906	Otto Krause (possibly the first occupants of the subject house)
1907 – 1912	The Higgins family
1913	Serafino Sarano
1915	Willard P. Cauthen
1919	Albert Krahenberg
1920	Romando Chavoya
1922 – 1955 1956 – 1964	Carl E. Owen Ethel Owen
1965	Richard Munsin
1970	Vacant
1973 – 1979	Maria Perez

465-467-469 S. 4th Street

The Davis family, who owned the previous building on this lot, had lived at 465 S. 4th Street from 1940 to 1950, as the longest residing occupants at the building. The residents of the other units changed more frequently.

[35] J. P. Munro-Fraser, *History of Santa Clara County, California* (San Francisco: Alley, Bowen & Co., 1881), 522-523; Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 12-13; Scott Herhold, "The origins of beer in Santa Clara County," *The Mercury News,* July 30, 2014.
[36] San Jose City Directories unless noted.

Dates	Occupants (from left to right 465; 467; 469)
1940	Lewis S. & Ethel Davis; Jack M. Garrett; unknown
1941	Lewis S. & Ethel Davis; John G. & Eleanor Hornall; Geannie McVan
1943	Lewis S. & Ethel Davis; Winona Shepherd; W. L. Rasmussen
1945	Lewis S. & Ethel Davis; H. A. Barnick; F. E. Hamilton
1950	Lewis S. & Ethel Davis; Elsie W. Heilge; E. F. Denton Jr.
1955	Marguritte O'Carroll; B. J. Gehon; Wesley J. Fredericksen
1957	Marguritte O'Carroll; Richard E. Matlock; Harry R. Stephens
1960	Novie Jane Cunningham; Richard E. Matlock & Beverly Shrodes; Barbara J. Fernandez
1965	Andrea Elliott; David Falk; Vacant
1970	David F. Newbarr; Joanne Minsky; Patsy Curtis
1973	Sue Collier; Richard T. Piche; Vacant
1977	Albert Fuentes; Steve Wessel; Patricia G. Lopes
1979	Bob Dawson; Billy Wessel; Viet Van Nguyan

475 S. 4th Street

Dates	Occupants
1960	Robert E. Davis, Charles E. & Caroline E. Rodgers, William J. Sisk & Jim Nelson, Jan Alexander, Greg J. Knowlton & Robert Payne, Sharon M. Meyer, Linda M. Smith & Don Slaten, DeVore Plumbe & Douglas Coleman, Darlene Lynn, Robert J. Vollmer, Kenneth D. Berna
1965	Wayne Morelini, Gary Silverstein, Vacant, Roland Dolan, Joan E. Carlsin, Janet Roth, Linda Miller, Vacant, Albert Korbus, Harley Merritt, Bruce Macpherson, Arlene McCabe
1970	No return, David C. Frisbee, Charles T. Pankow, Sue Sargentine, Maxine S. Kurahara, Robert Cable, Manuel Uribe, Sharon Rittmiller, Robert Darnstaat, Mary Ruiz, J. Tarter, Ann S. Dewberry
1977	Frank L Robertson, Doan Cuong Phu, Willaim Ott, L. Nguyen, Robert T. Cole, K. M. Patel, Ingard K Reinhartt, Lylla R. Metry, P. Beacock, Kenneth R Reichert, Robert Foster, Nathalie De Krokhaleff
1979	Frank L Robertson, Doan Cuong Phu, Willaim Ott, Phu Pham, L. E. Hang, K. M. Patel, Nhatti Pham, Lylla R. Metry, Alice T. Foster, Narendra Patel, Robert Foster, Nathalie De Krokhaleff

11. RECONNAISSANCE SURVEY OF SURROUNDING PROPERTIES

A reconnaissance survey of 21 properties within 200 feet of the proposed project site was carried out in June 2020 (Figure 14). Each property was photographed and briefly described. Seven of these properties have been previously listed in the City of San Jose HRI. Of the seven, two properties, 418 and 470 S. 3rd Street, are designated San Jose City Landmarks.[37] The locally listed Reed City Landmark District is also located to the east of the project site, just across 4th Street.

Table 1. Properties within the survey area that were identified on the City of San Jose HRI.

SURVEY #	ADDRESS	APN	NAME	ARCHITECTURAL STYLE	YEAR BUILT	DESIGNATION
#8	167 E. William St	467-47-080	Wright Residence	Craftsman	1924	Candidate City Landmark, Contributing Site/Structure
#9	169 E. William St	467-47-079	Doerr Residence	Victorian	1909	Candidate City Landmark, Contributing Site/Structure, Structure of Merit
#11	502 S. 3rd St	472-27-001	Siefert Residence	Craftsman Bungalow	1918	Structure of Merit
#14	488 S. 3rd St	467-47-103	Greeninger Residence	Prairie	ca. 1903	Eligible individually for CRHR; Candidate City Landmark
#15	470 S. 3rd St	467-47-050	Mojmir Apartments	Renaissance Revival	1922	Individually eligible for NRHP and CRHR; City Landmark Structure
#18	418 S. 3rd St	467-47-047	Rucker Mansion	Queen Anne Victorian	1891	Individually eligible for NRHP and CRHR; City Landmark Structure
#21	451 S. 4th St	467-47-058	Hollister Residence	National	1864	Structure of Merit

[37] City of San Jose, *City of San Jose Historic Resources Inventory, February* 8, 2016, https://www.sanjoseca.gov/home/showdocument?id=24021 (accessed March 24, 2020). Construction dates of 459 and 467 S. 4th Street were updated to reflect this report.



Figure 14. Surveyed properties situated within 200 feet of the project site boundaries. The project site is highlighted in orange. Properties listed in the San Jose HRI marked by a star. The dashed blue line indicates the Reed City Landmark Historic District boundaries. (Edited from GIS Map, Office of the Assessor, County of Santa Clara, retrieved May 14, 2020.)

1. 430 S. 4th Street, 467-47-087

Archives & Architecture recorded this property on DPR 523 forms in 2014. The following description is summarized from the DPR form.[38] At the time of the June 2020 site visit, the building remained largely unaltered.

Constructed in 1950, the one-story over basement office building, which used to be Veterans of Foreign Wars Hall, is designed in the Midcentury Modern style. The building is generally square in shape with a small setback at the entry where a set of wide concrete steps lead to the main level. It has a low-slope hipped roof with projecting eaves and is stucco-clad with masonry block foundation walls and brick wainscot at the front. A brick volume bumps out at the southwest corner to create a wrap at the corner. The windows, which vary in size, are metal framed. Most are operable casement with some fix panes on the larger units. Security meshes have been added to most. Supported by metal posts, the entry canopy thinly projects out from the porch.

[38] Franklin Maggi, Archives & Architecture, V*eterans of Foreign Wars Hall, 430 South Fourth St., San Jose, CA DPR Form,* Nov 26, 2014.

The adjacent surface parking lots to the south (at 442 and 448 S. 4th Street) are associated with this property. A metal entry gate, fencing, and a small pole monument sign near the entry are among features of the site. The rear ancillary building is a simple rectangle and is more vernacular in design. It has a hipped roof, stucco walls, metal windows, and two simple slab doors. Overall, the property is in fair condition.



Figure 15. 430 4th Street.

2. 442 S. 4th Street, 467-47-086

Asphalt-paved surface parking lot associated with 430 S. 4th Street.

3. 448 S. 4th Street, 467-47-085

Asphalt-paved surface parking lot associated with 430 S. 4th Street.



Figure 16. Parking lots at 442 and 448 S. 4th Street.

4. 452 S. 4th Street, 467-47-084

Archives & Architecture recorded this property on DPR 523 forms in 2017. At the time of the June 2020 site visit, the building remained largely unaltered.

> Built in 1957, this two-story 6-unit apartment building was constructed for John DiManto. The building is a modest wood-framed vernacular but modern design with Minimal Traditional character with stucco cladding, replacement vinyl windows, low-slope roof and brick-clad front façade wall. Units are accessed off a side driveway that leads to a rear parking carport. It has a rectangular u-shaped footprint with a front open stairway to the upstairs units. The front setback is paved and used for parking. The building […]is generally in good condition.[39]

[39] Franklin Maggi, Archives & Architecture, LLC, *DiManto Apartment Building, 452 South Fourth St., San Jose, CA DPR Form,* June 1, 2017.



Figure 17. 452 S. 4th Street.

5. 460 S. 4th Street, 467-47-083

Also known as Troy Apartments, the property was recorded by Archives & Architecture in 2017. At the time of the June 2020 site visit, the building remained largely unaltered.

> This 3-story 20-unit [apartment] building was built by owner Charles Lane in 1964. Lane was a contractor who also built Maria Lane Apartments at 439 [S. 4th] St. a year later. The building is a wood-framed vernacular but modern design with stucco cladding, replacement vinyl windows, and a flat roof eave. It has a rectangular footprint with a central internal hallway accessed by a front open stair. Onsite parking is housed subgrade, accessed by a ramp along the north property line.[40]



Figure 18. 460 S. 4th Street.

6. 470 S. 4th Street, 467-47-082

Archives & Architecture recorded this property on DPR 523 forms in 2017. At the time of the June 2020 site visit, the building remained largely unaltered.

> The 13 or 14-unit Alkadee Apartments was built around 1954. […] The building is a wood-framed vernacular but modern design with stucco cladding, aluminum and replacement vinyl windows, front brick wainscot, and [has] a flat roof and eave. It has a rectangular U-shaped footprint facing the driveway on the north

[40] Franklin Maggi, Archives & Architecture, LLC, *Troy Apartment Building, 460 South Fourth St., San Jose, CA DPR Form,* June 1, 2017.

property line. Onsite parking is housed in carports at the rear. The front setback is landscaped, and the building […] is generally in good condition.[41]



Figure 19. 470 S. 4th Street.

7. 498 S. 4th Street, 467-47-081

The gasoline service station at the corner parcel features a rectangular canopy supported by two round columns. A one-story structure is located at the northeast corner. It has flat roof, brick-clad walls on street facing façades, and large fixed windows with security bars. Another storage shed with gable roof is located along the east property line. The property was noted as a gas station in the 1950 Sanborn map of the area.[42]



Figure 20. 498 S. 4th Street.

8. 167 E. William Street, 467-47-080

The Wright Residence at 167 E. William Street was identified in the City of San Jose HRI as a Candidate City Landmark, and a Contributing Site/Structure. Constructed in 1924, this one-story plus attic Craftsman style house is roughly rectangular in plan.[43] The wood frame building is clad in a mix of horizontal and vertical siding, shingles, and stone veneer. The roof is side gabled with a wide overhang; a gable dormer appears on the north, and a shed dormer on the south. Rectangular windows in a variety of sizes and configurations punctuate the walls. The eastern half of the front (south) façade is set back, forming a partial-width raised porch that shelters the single-wood door and a pair of windows. The attic level facing west slightly overhangs the first floor, supported by simple brackets/beams. The overall condition of the house is fair.

[41] Franklin Maggi, Archives & Architecture, LLC, *Alkadee Apartments, 470 South Fourth St., San Jose, CA DPR Form,* June 1, 2017.
[42] 1950 Sanborn Map, vol. 1 Sheet 53.
[43] *City of San Jose Historic Resources Inventory,* February 8, 2016.



Figure 21. 167 E. William Street.

9. 169 E. William Street, 467-47-079

This property, also known as Doerr Residence, was identified in the City of San Jose HRI as a Candidate City Landmark, a Contributing Site/Structure, and a Structure of Merit. Constructed in 1909, this one-story plus basement Victorian single-family house is almost rectangular in plan with a slightly projecting front porch.[44] The wood-frame building has horizontal wood-clad exterior walls and an asphalt shingle-clad hipped roof. A gabled dormer with a triangular-shaped vent appears on each side of the roof. A partial-width raised entry porch with fluted square wood columns and Classical decorations dominate the southern half of the front (west) façade. It appears that the porch was enclosed in the past and added to the main house. A bay window featuring casement windows with leaded glass in upper sashes appears to the north. The windows on the side elevations are primarily wood-sash, one-over-one, double-hung with simple wide trims and profiled sills. The overall condition of the house is good.



Figure 22. 169 E. William Street.

10. 148 E. William Street, 472-27-014

Constructed ca. 1965, this four-story apartment building is rectangular in plan with a central opening.[45] The building has stucco cladding and a flat roof. Accessed by two ramps on S. 4th Street, the lowest level is partially below grade and used for parking. The pedestrian entrance is on E. William Street with a stairway accessing the

[44] *City of San Jose Historic Resources Inventory,* February 8, 2016.
[45] 1960 and 1968 aerial photographs, Historic Aerials by NETR Online, https://www.historicaerials.com/viewer (accessed June 15, 2020).

upper levels of the structure. The primary window type is aluminum-sash sliders. Raised planters with shrubs are found along street façades. The building is in good condition.



Figure 23. 148 E. William Street.

11. 502 S. 3rd Street, 472-27-001

The Siefert Residence at 502 S. 3rd Street was identified in the City of San Jose HRI as a Structure of Merit. Constructed in 1918, this one-story Craftsman Bungalow at the southeast corner of S. 3rd and E. William streets is complex in plan.[46] The wood-frame single-family house has textured stucco cladding and a low-pitched, asphalt shingle-clad cross-gable roof. Wood-sash windows are a mix of double-hung, fixed, and casement. A partial-width raised entry porch on the front (west) façade, enclosed with metal security grills, is supported by large stucco-clad columns. Accessed by a flight of stairs, another recessed entry porch is located on E. William Street, featuring a glazed door flanked by a pair of windows. A detached one-story, double car garage with a gable roof and wood cladding stands east of the house. A landscaped yard with a concrete driveway is between the house and the garage. Notable features include a wide eave overhang, profiled brackets at gable ends, exposed rafter tails, and a south-facing gabled dormer. The overall condition of the house is good.



Figure 24. 502 S. 3rd Street.

[46] *City of San Jose Historic Resources Inventory,* February 8, 2016.

12. 141 E. William Street, 467-47-053

Archives & Architecture recorded this property on DPR 523 forms in 2017. The following description is summarized from the DPR form.[47] At the time of the June 2020 site visit, the building remained largely unaltered.

Designed by architect Charles McKenzie in the Neoclassical style, this two-story triplex (also known as the McCormick Triplex/Spartan Barbershop) was constructed in 1927. Rectangular in plan, the building is stucco-clad with a hipped roof. A central recessed entry is flanked by doubled Tuscan columns tucked under a balconette with metal rails. Each residential unit has a large focal window facing E. William Street with side lites separated with engaged columns. The lower focal windows have arched recesses above the headers with cast stucco ornamentation. This building is well maintained.

The original corner property has been merged with two adjacent lots featuring the mid-1950s commercial structures with apartments above. 487 South 4th Street is a vernacular modern building that houses a barbershop. Open stairs are located on the north side of the building and a driveway provides access to carports on the south side. 131-135 E. William Street houses a bicycle shop on the ground floor with apartments above. The stucco-clad building has an aluminum storefront and a flat roof.



Figure 25. 141 E. William Street.





Figures 26 and 27. 131-135 E. William Street (left) and 487 S. 4th Street (right).

[47] Franklin Maggi, Archives & Architecture, LLC, *McCormick Triplex/Spartan Barbershop, 131-135 and 137-141 E. William St., San Jose, CA DPR Form,* June 1, 2017.

13. 127 E. William Street, 467-47-052

The property was previously recorded by Archives & Architecture in 2017. At the time of the June 2020 site visit, the building remained largely unaltered.

> Constructed for Dr. Cybil Shottenhamer and his wife Emily in 1923, this two-story residence was converted to a duplex in recent years and may have returned to single family use as a result of code enforcement action in 1998. The building has a Mission Revival character with battered front walls and an arched focal window. The building is rectangular with a hipped roof over open rafter-tail eaves and a central recessed entry with small porch canopy. Window[s] have been replaced with vinyl inserts, and upper front windows have attached metal balconettes. […] It is in good condition.[48]



Figure 28. 127 E. William Street.

14. 490 S. 3rd Street, 467-47-103

This parcel features two buildings: the Greeninger House at the southwest corner, and the Sobrato House Youth Center. The Greeninger Residence was identified in the City of San Jose HRI as individually eligible for CRHR, and as a Candidate City Landmark.

Constructed ca. 1903, the Greeninger House was moved to this location in the early-to-mid 2000s.[49] This two-story Queen Anne house is complex in plan with a curved southwest corner and a two-story bay window on the south façade. The wood frame building has horizontal wood siding and a shingle-clad hipped roof with a wide overhang and exposed rafters. A hipped dormer faces S. 3rd Street. The primary window type is wood-sash, one-over-one, double-hung. A one-story, full-width entry porch on the front (west) elevation with square supports extends partially along the south façade. Roughly centered on the front façade, the main entrance consists of a paneled wood door with a single large pane of glass set into the upper half and sidelights. A wide band of patterned shingles with a profiled trim and dentils wrap around the building above the first floor.

Sobrato Youth Center was constructed in 2007. This two-story plus attic institutional building is roughly L-shaped in plan. The exterior walls are clad in stucco, horizontal siding, and stone veneer. The steeply pitched, shingle-clad roof is a mix of hipped and gable. A full-width porch appears on the east façade. A driveway on E. William Street leads to underground parking. Multiple large dormers are found on the east wing.

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[48] Franklin Maggi, Archives & Architecture, LLC, *Dr. Shottenhamer House, 127 East William St., San Jose, CA DPR Form,* June 1, 2017.
[49] Archives & Architecture, LLC, *Historic Resource Evaluation, South Fourth Street Mixed Use Project (4th Street Metro Station), 439 and 451 South Fourth St., San Jose, California* (June 7, 2017, revised February 15, 2019), 21.





Figures 29 and 30. 490 S. 3rd Street: Greeninger House (left) and the Sobrato House Youth Center (right).

15. 470 S. 3rd Street, 467-47-050

Also known as Mojmir Apartments, this building was identified in the City of San Jose HRI as individually eligible for NRHP and CRHR, and as a City Landmark Structure. It was recorded by Archives & Architecture in 2007. The following description is summarized from the DPR form.[50] At the time of the June 2020 site visit, the building remained largely unaltered.

Constructed in 1922, this wood-frame multi-family building with concrete foundation was designed in the Renaissance Revival architectural style. A modest front yard area landscaped with low foundation plantings and lawn is raised along the length of the sidewalk. Two narrow paved driveways lead to the detached seven-car carport to the rear of the apartment building. The two-story building has a slightly "T"-shaped footprint with narrow lightwells, a flat roof, and stucco-clad walls. A raised, full-width patio is set off from the front yard with turned concrete balusters and a heavy handrail. The central main entry is through a one-story recessed porch with a projecting classical portico. The decorative elements of the portico include double pilasters, detached Tuscan columns, an ornate entablature and a wrought-iron balconette. Accent windows, consisting of a multi-lite center unit with narrow three-lite windows on each side, are centered above the front entry.

Original fenestration, stacked and placed symmetrically, consists primarily of tripartite wood-sash units; each has a fixed center window flanked by operable sash. The stucco arches are above the center windows of the lower windows only. The windows have standard stucco molding and sills with shaped aprons. The second-story windows feature balconettes with wrought-iron railings. Other notable features include arched stucco panels in a floral pattern, a distinctive cornice band set below the parapet wall, and modillion blocks support the upper crown molding.

[50] F. Maggi, C. Duval & L. Dill, Archives & Architecture, *Mojmir Apartments, 470 S. Third Street, San Jose DPR Form,* August 16, 2007.



Figure 31. 470 S. 3rd Street.

16. 452 S. 3rd Street, 467-47-049

This property was recorded by Archives & Architecture on DPR 523 forms in 2017 and remains largely unaltered.

> Constructed around 1948, and first known as Casa Joya Apartments, this [two]-story apartment building contains 10 residential units. The building is a modest wood-framed Spanish Eclectic design with stucco cladding, Spanish tile roof with front and side gables, two-over-two double-hung wood windows, wood false shutters, and a step-back entry with projecting tile porch canopy. Onsite parking is housed at the rear. The building […] is generally in good condition.[51]



Figure 32. 452 S. 3rd Street.

17. 420 S. 3rd Street, 467-47-048

Archives & Architecture recorded this property on DPR5 23 forms in 2017. At the time of the June 2020 site visit, the building remained largely unaltered.

> Constructed in 1956-1957 for Ira Brotzman and first known as Garden Patio Apartments, this [three]-story apartment building contains 40 residential units. The building is a modest wood-framed vernacular but modern design with stucco cladding, aluminum windows, and a flat roof eave. It has a rectangular u-shaped

[51] Franklin Maggi, Archives & Architecture, LLC, *452 South Third St., San Jose, CA DPR Form,* June 1, 2017.

footprint with a centered entry [at the two lower levels. The upper most level is O-shaped in plan with an extra unit above then entry opening]. Onsite parking is housed in two carports along the north and east property lines. The building […] is generally in good condition.[52]



Figure 33. 420 S. 3rd Street.

18. 418 S. 3rd Street, 467-47-047

The Rucker Mansion at 418 S. 3rd Street was identified in the City of San Jose HRI as individually eligible for NRHP and CRHR, and as a City Landmark Structure. The property was recorded by Archives & Architecture in 2000. The following description is summarized from the DPR form.[53] At the time of the June 2020 site visit, the building remained largely unaltered.

Built in 1891, this two-and-a-half-story wood frame building with stone foundation is designed in the Queen Anne Victorian style. A steep pitched hipped roof with cross gables and decorative bargeboards caps the building. The exterior walls are clad in v-groove drop siding on the first floor and decorative shingles on the second floor and attic. Asymmetrical in plan, the main entry is on the north and a three-story rounded bay on the south. A full-width porch wraps the front (west) and south sides of the building, which still has original turned posts, balustrades, spindle-work spandrels, and lattice-filled brackets. The windows are mostly one-over-one wooden double-hung; a stained-glass double-hung window is featured on the front façade and curved windows are found on the turret. Other notable features include a decorative cornice frieze, the turret at the southwest corner, decorative attic windows, and large scrolled brackets. The condition of the buildings is good.

[52] Franklin Maggi, Archives & Architecture, LLC, *420 South Third St., San Jose, CA DPR Form,* June 1, 2017.
[53] F. Maggi/C. Duval, Archives & Architecture, LLC, *SJCDHS050, 418 S 3rd St., San Jose, CA DPR Form,* August 23, 2000.



Figure 34. 418 S. 3rd Street.

19. 405 S. 4th Street, 467-47-062

The property was recorded by Archives & Architecture in 2017 and remains largely unaltered.

> Constructed in 1950 […], the 48-unit Griffiths Apartments is one of the largest apartment complexes built during the early years of the post-World War II period near San Jose State College. Designed by local architect Donnell Jaekle, the building is three stories in height above a sub-grade parking garage accessed off San Salvador Street. The owner at time of permit was Robert Griffith, and the general contractor was George J. Lauer. Jaekle's design is exceptional, with Streamline Moderne elements and a refined palette of wall surfaces and embellishments related to modern design. The building […] is in excellent condition.[54]



Figure 35. 405 S. 4th Street.

20. 439 S. 4th Street, 467-47-096

The property was recorded by Archives & Architecture in 2017 and remains largely unaltered.

> […] the 30-unit Metro Station Apartments is a vernacular modern design that was built in the 1960s during the last years of a boom in apartment construction near the then named San Jose State [University]. The

[54] Franklin Maggi, Archives & Architecture, LLC, *Griffiths Apartments, 405 South Fourth St., San Jose, CA DPR Form,* June 1, 2017.

building is 3-stories in height with two buildings constituting the complex. The two buildings are connected with elevated walkways at the front of the site.

Parking [is] accommodated with enclosed garages accessed directly from the street on the south building wing, and along the south and north elevation of that wing. […]

The building design is modern, with stucco cladding over wood framing and plywood feature panels inserted vertically at the windows. The window themselves have been retrofit with vinyl inserts. The building lacks any ornamentation or articulation massing other than two stair towers that flank the entry and rise above the flat roofline.[55]



Figure 36. 439 S. 4th Street.

21. 451 S. 4th Street, 467-47-058

Constructed in 1864, Hollister Residence 451 S. 4th Street was identified in the City of San Jose HRI as a Structure of Merit. Archives & Architecture recorded this property on DPR 523 forms in 2017. It remains largely unaltered.

This one-and-one-half story vernacular National Style residential building is wood-framed with board and batten siding on the side walls and horizontal channel rustic drop siding on the front façade. The front gable has wide, notched bargeboards that evoke the Craftsman style, likely a later addition. Composition shingles cover the moderately pitched roof, and the eaves are boxed. A one-story porch with a hip roof extends the width of the front façade. Three simple wood posts support the roof above a concrete porch floor. The front entry is flush with the building and has a multi-lite paneled wood door of recent vintage. One double hung wood window is centered in the upper level. A pair of smaller windows are tucked under the porch roof. All of the windows are replacements. The house has been relocated back on the site; originally it was located closer to the front property line. The front area is currently paved for parking.[56]

[55] Franklin Maggi, Archives & Architecture, LLC, *Metro Station Apartments, 439 South Fourth St., San Jose, CA DPR Form,* June 1, 2017.
[56] Franklin Maggi, Archives & Architecture, LLC, *Doerr Rental, 451 South Fourth St., San Jose, CA DPR Form,* June 1, 2017.



Figure 37. 451 S. 4th Street.

Reed City Landmark District

The district occupies an irregular area on the south side of SJSU between E. San Salvador Street and I-280, S. 4th and S. 9th streets. It is significant for residential development ca. 1870-1935 as well as early modern multi-family residential architecture built after World War II as a result of the growth of SJSU.[57]

Reconnaissance Survey Conclusion

# of Parcels/Buildings*	Construction Date	Architectural Style of Buildings	Previously Identified Historic	Significantly Altered	Notes
2 parcels	N/A	N/A	0		Vacant lots
1 building	2007	Contemporary (1)	1 (#14)**		Not age-eligible
10 buildings	1950 – 1965	Midcentury Modern (1), Minimal Traditional (1), Streamline Moderne (1), vernacular (6), utilitarian (1)	0	0	
6 buildings	1918 - 1948	Craftsman (2), Neoclassical (1), Mission Revival (1), Renaissance Revival (1), Spanish Eclectic (1)	3 (#8, #11, #15)	0	
4 buildings	1864 – 1909	Victorian (1), Queen Anne (2), National (1)	4 (#9, #14, #18, #21)	0	

* The survey area consists of 21 parcels total: of these, 19 parcels with 20 buildings are age-eligible (over 50 years old).
** The 2007 building shares a parcel with a previously identified historic resource, the Greeninger House.

[57] "Reed City Landmark District," City of San Jose website, https://www.sanjoseca.gov/your-government/departments/planning-building-code-enforcement/planning-division/historic-preservation/historic-districts-areas/reed-city-landmark-district (accessed June 24, 2020).

Within 200 feet of the project site, seven properties were previously listed in the San Jose HRI. Two of these properties, at 418 and 470 S. 3rd Street, are designated San Jose City Landmarks.[58] Also, the locally listed Reed City Landmark District is located to the east of the project site.

The reconnaissance survey of the surrounding 21 parcels identified two vacant lots and one building that is not age eligible for listing as historic resources. The remaining 19 parcels (featuring 20 buildings) include ten buildings constructed between 1950-1965, six buildings constructed between 1918-1948, and four buildings constructed between 1864-1909. Architectural styles identified include Victorian, Queen Anne, Neoclassical, Craftsman, Spanish Eclectic, National, Mission Revival, Renaissance Revival, Midcentury Modern, Streamline Moderne, Minimal Traditional, vernacular, utilitarian, and contemporary. None of the styles appear to be predominant within the area. The buildings built between 1864 and 1909 were all constructed as single-family homes. The majority (almost 70%) of the buildings built between 1918 and 1965 were constructed as multi-family homes.

The survey area was first developed with breweries and small cottages in the second half of the 19th century. As the breweries moved out of downtown, the subject block was subsequently infilled with single-family houses and some multi-family buildings in the early 20th century. Even though the smaller multi-family residences and early apartment buildings were introduced to the area as early as the 1920s, the construction of multi-family buildings accelerated after World War II. This later development significantly altered the setting of the neighborhood from single-family residential to multi-family residential. Additionally, the post-war expansion of SJSU and construction of the nearby freeway further changed the overall neighborhood appearance and feeling.

Based on visual assessment, none of the seven multi-family buildings, two commercial buildings or one mixed-use building from 1950 to 1965 appear to have any individual historic architectural significance. In 2019, Archives & Architecture found #19 potentially eligible for listing in the CRHR and as a City Landmark stating that it would require a more intense-level investigation for actual listing.[59] Of the buildings constructed from 1918 to 1948, #12 (141 E. William Street), #13 (127 E. William Street), and #16 (452 S. 3rd Street) were not previously listed on the HRI. Based on their reconnaissance survey, the Neoclassical style triplex at #12 (141 E. William Street) was found potentially eligible by Archives & Architecture in 2019 for listing in the CRHR and as a City Landmark.[60] Although the properties at #13 (127 E. William Street) and #16 (452 S. 3rd Street) maintain their architectural styles and do not appear to have had significant alterations; neither stands out as a unique or exceptional example of its historic architectural style.

12. REGULATORY FRAMEWORK

The regulatory background provided below offers an overview of federal, state and local criteria used to assess historic significance.

National Register of Historic Places Criteria

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be "associated with an

[58] City of San Jose, *City of San Jose Historic Resources Inventory, February* 8, 2016, https://www.sanjoseca.gov/home/showdocument?id=24021 (accessed March 24, 2020). Construction dates of 459 and 467 S. 4th Street were updated to reflect this report.
[59] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 18.
[60] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 20.

important historic context."[61] The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the NRHP Registration Form, these are:

A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

B. Property is associated with the lives of persons significant in our past.

C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

D. Property has yielded, or is likely to yield, information important to prehistory or history.[62]

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[63] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[64] To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

> Location is the place where the historic property was constructed or the place where the historic event occurred...
>
> Design is the combination of elements that create the form, plan, space, structure, and style of a property...
>
> Setting is the physical environment of a historic property...
>
> Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property...
>
> Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory...
>
> Feeling is a property's expression of the aesthetic or historic sense of a particular period of time...
>
> Association is the direct link between an important historic event or person and a historic property.[65]

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.[66]

[61] National Park Service, *How to Apply the National Register Criteria for Evaluation, National Register Bulletin 15* (Washington, DC: United States Department of the Interior, 1997), 3.
[62] National Park Service, *How to Complete the National Register Registration Form, National Register Bulletin 16A* (Washington, DC: United States Department of the Interior, 1997), 75.
[63] National Park Service, *National Register Bulletin 15,* 3.
[64] Ibid., 44.
[65] Ibid., 44-45.
[66] Ibid., 45.

California Register of Historical Resources Criteria

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The criteria to be used when establishing the significance of a property for listing on the CRHR are very similar, with emphasis on local and state significance. They are:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.[67]

The CRHR requires the establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet National Register of Historic Places (NRHP) integrity standards may be eligible for listing on the CRHR.[68]

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings.[69]

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.[70]

Integrity

Second, for a property to qualify under the CRHR's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."[71] While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."[72] To determine if a property retains the physical characteristics corresponding to its historic context, the NRHP has identified seven aspects of integrity, which the CRHR closely follows the seven aspects of integrity identified above under the NRHP Criteria. [73]

[67] California Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6, (Sacramento, 2001), 1.
[68] *California Register and National Register: A Comparison*.
[69] Ibid., 2.
[70] All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5 (Sacramento, n.d.), 1.
[71] United States Department of the Interior, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, No. 15 (Washington, D.C., 1997), 3.
[72] *How to Apply the National Register Criteria for Evaluation*, 44.
[73] Ibid., 1.

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 ordinance also provides a definition of a historic district: "a geographically definable area of urban or rural character, possessing a significant concentration or continuity of site, building, structures or objects unified by past events or aesthetically by plan or physical development." (Sec. 13.48.020.B)

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 Jose;
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 Jose; 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)

California Environmental Quality Act

When a proposed project may adversely affect a historical resource, the California Environmental Quality Act (CEQA) requires a city or county to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A "substantial adverse change" is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." Further, that the "significance of an historic resource is materially impaired when a project "demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources;" or "demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources..." or demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA."

CEQA effectively requires preparation of a mitigated Negative Declaration or an EIR whenever a project may adversely impact historic resources. Current CEQA law provides that an EIR must be prepared whenever it can be fairly argued, on the basis of substantial evidence in the administrative record, that a project may have a significant effect on a historic resource (Guidelines Section 15064). A mitigated Negative Declaration may be used where all potentially significant effects can be mitigated to a level of insignificance (Section 21080). For example, a mitigated Negative Declaration may be adopted for a project which meets the Secretary of Interior's Standards for Rehabilitation and local historic preservation regulations, and so will not adversely affect the resource.

For the purposes of CEQA (Guidelines Section 15064.5), the term "historical resources" shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4850 et.seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the

Public Resources Code or identified as significant in an historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4800.3) as follows:

    A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

    B. Is associated with the lives of persons important in our past;

    C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

    D. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines for the California Environmental Quality Act)

13. SIGNIFICANCE EVALUATION

Current Historic Status

The subject parcels at 459, 465-469, and 475 S. 4th Street, have not previously been identified on any state or national historic resources inventories. Two buildings within the project site were previously identified in the San Jose HRI: 459 S. 4th Street as a Structure of Merit and 465-469 S. 4th Street as an Identified Site/Structure. 475 S. 4th Street has not been previously listed in the local inventory. Below is the evaluation of subject properties' potential eligibility to be individually listed in the NRHP, CRHR and under local criteria. The evaluation also includes the project site's potential eligibility to be listed as a historic district under local criteria.

459 S. 4th Street (APN 467-47-057)

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The single-family house at 459 S. 4th Street was constructed ca. 1900. The block was already established as a light industrial and residential area by then with development of the San Jose Brewery around 1870 and nearby workers' cottages. The subject house was built decades later and an association with the brewery cannot be clearly established. The construction of this single property does not represent a or fit within any significant pattern of development. Therefore, 459 S. 4th Street is not associated with the residential, light industrial or commercial development of the area or San Jose in an individually significant way. The building does not appear individually eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the occupants have been identified as important to the history of San Jose or California. Therefore, the building does not appear individually eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

The building at 459 S. 4th Street exhibits some modest characteristics of the National architectural style with its one-story simple massing, front facing gable roof, and raised porch. Even though the building can be identified from its era of construction; it is not an outstanding example of this style or houses of this era. It is of common construction and materials with no notable or special attributes and does not possess high artistic value. Therefore, it is not a distinctive representation of its time and period in architecture. The research did not reveal any design professionals associated with the initial design and/or construction of the building. It fails to be the work of a master, or architecturally significant in any other respect. Therefore, the building at 459 S. 4th Street does not appear individually eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The buildings do not appear individually eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The building at 459 S. 4th Street retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been used as a single-family house since its construction. The building has not received any significant additions or alterations, so it retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been generally compromised since the early 1900s by neighboring residential and commercial development.

San Jose City Landmark Evaluation

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

   The subject building does not have a significant character, interest or value to the residential development of the neighborhood or downtown San Jose. The San Jose Brewery and nearby cottages were developed in the 1870s and 1880s, therefore the block was already established as a light industrial and residential area by the time this house was constructed. The subject house was built ca. 1900 and no association with the brewery canbe clearly established. The building does not appear to be eligible as a City Landmark under Criterion 1.

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

   The building is not linked specifically to any significant historic events. The building does not appear to be eligible 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.*

   There is no person of significance individually associated with the building. The building does not appear to be eligible as a City Landmark under Criterion 3.

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

   The subject building does not individually reflect or exemplify cultural, economic, social, or historic heritage of San Jose. Rather, the building is one of several late 19th or early 20th century residential structures in the neighborhood. The building does not appear to be eligible 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.*

   The subject building does not appear to portray the environment of a group of people in an era of history through its National architectural style. The building does not appear to be eligible as a City Landmark under Criterion 5.

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

   The single-family house at 459 S. 4th Street does not embody distinguishing characteristics of an architectural type or specimen. Constructed ca. 1900 in the National architectural style, it is a modest vernacular building typical of its type and period in architecture as it is of common construction and materials with no notable or special attributes. The building does not appear to be eligible 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 Jose.*

   No architect, designer or builder has been identified for the property. The building does not appear to be eligible 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.*

   The building did not make use of architectural innovations, but rather used typical building materials and details of the time. The building does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, the building at 459 S. 4th Street cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP, CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

465-469 S. 4th Street (APN 467-47-092)

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The multi-family residential building at 465-469 S. 4th Street was constructed in 1939 during a period when the City of San Jose was encouraging high-density infill development. It replaced one of the late 19th century dwellings along the street. However, the subject building is not individually representative of any important patterns of development within the greater downtown area or San Jose. It is not associated with the residential development of the neighborhood in an individually significant way. Multi-family buildings as infills or replacements were encouraged starting in the late 1920s, so the subject property followed an already established trend in downtown San Jose. The property is not individually associated with the midcentury apartment boom near SJSU since it was constructed before the university's increased post-war enrollment. Research has not revealed an important association between the building and San Jose's early- to mid-20th century growth or with any other historic context. Therefore, it does not appear individually eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the occupants have been identified as important to the history of San Jose or California. Therefore, the building does not appear individually eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

465-469 S. 4th Street is a modest Spanish Colonial Revival building. Although it embodies some characteristics of the style, such as stucco cladding, tile-clad cross gable roof, exposed rafter ends, and wood casement windows on the front elevation; it is not an exemplary representative of the style. The subject building is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. It was constructed in 1939 by Volney F. Van Dalsem who worked as a carpenter, building contractor, and real estate salesman. Dalsem is not considered a master. Therefore, the building at 465-469 S. 4th Street does not appear individually eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear individually eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The building at 465-469 S. 4th Street retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been used as a multi-family building since its construction. The building has not received any significant additions or alterations, so it retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been compromised by construction of the adjacent apartment building at 475 S. 4th Street as well as nearby residential and commercial development.

San Jose City Landmark Evaluation

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

   The subject building does not have a significant character, interest or value to the residential development of downtown San Jose. Although it was constructed when high density development was encouraged by the City, it does not individually appear to be an important part of the city's history. Multi-family buildings as infills or replacements were encouraged starting in the late 1920s, and the subject property followed this already established trend in downtown San Jose. It is also not individually associated with the midcentury apartment boom near SJSU since it was constructed before the university's increased post-war enrollment. The building does not appear to be eligible as a City Landmark under Criterion 1.

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

   The building is not linked specifically to any significant historic events. The building does not appear to be eligible 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.*

   There is no person of significance individually associated with the building. The building does not appear to be eligible as a City Landmark under Criterion 3.

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

   While the building is associated with downtown San Jose's residential development during the second quarter of the 20th century, it does not individually reflect the cultural, economic, social, or historic heritage of San Jose. The building does not appear to be eligible 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.*

   Designed in the Spanish Colonial Revival architectural style, the subject building does not appear to portray the environment of a group of people in an era of history through its architectural style. It is a modest example of the style with no notable or special attributes. The building does not appear to be eligible as a City Landmark under Criterion 5.

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

   Constructed as a multi-family residential building in 1939, 465-469 S. 4th Street does not embody distinguishing characteristics of an architectural type or specimen. It is a modest, three-unit residential building typical of its type or period as it is of common construction and materials with no notable or special attributes. The building does not appear to be eligible 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 Jose.*

   No architect, designer or builder has been identified for the property. The building does not appear to be eligible 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.*

   The building did not make use of architectural innovations, but rather used typical building materials and details of the time. The building does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, the building at 465-469 S. 4th Street cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP, CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

475 S. 4th Street (APN 467-47-092)

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The apartment building at 475 S. 4th Street was constructed in 1960 during the post-war population growth in San Jose. To accommodate this growth, numerous apartment buildings were constructed on vacant lots or in place of single-family houses in residential neighborhoods within the city boundaries. Even though 475 S. 4th Street, which replaced two early 20th century dwellings on site, was built during this period; it is not associated with the residential development of the neighborhood or San Jose in an individually significant way. Within the broader context of the downtown's mid-20th century residential development, the building does not appear notable. The property is not individually associated with the midcentury apartment boom near SJSU since the demand for student housing was reduced by the 1960s and the subject building was one of the later apartment buildings constructed during the post-war era. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the occupants have been identified as important to the history of San Jose or California. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

The apartment building at 475 S. 4th Street does not appear to be a significant example of an architectural type. The research did not reveal any design professionals associated with the initial design and/or construction of the building. It fails to be the work of a master, or architecturally significant in any other respect. The building appears to be of common construction and materials with no notable or special attributes. It does not possess high artistic value. Even though it displays some minimal characteristics of the Midcentury Modern architectural style, the building is not architecturally significant within the larger context of post-war Midcentury Modern architecture in San Jose. It is a stripped-down version of the style and not a distinguished example among apartment buildings from this period. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. It does not appear individually eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The building retains integrity of location since it has not been moved. The building retains its integrity of association and feeling since it has been used as an apartment building since its construction. Although the building received repairs and reroofed over time, it retains the integrity of design, materials, and workmanship. Integrity of setting has been somewhat compromised by nearby residential and commercial development.

San Jose City Landmark Evaluation

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

   Although the building was constructed during the mid-20th century population growth and residential development of downtown San Jose, it does not individually appear to be an important part of the city's history. The property is not individually associated with the midcentury apartment boom near SJSU since the demand for student housing was greatly reduced by the 1960s and the subject building was one of the later apartment buildings constructed during the post-war era. Within the broader context of the downtown's mid-20th century residential development, the building does not appear notable. The building does not appear to be eligible as a City Landmark under Criterion 1.

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

   The property is not linked specifically to any significant historic events. The building does not appear to be eligible 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.*

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

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

   While the building was constructed as part of the mid-20th century residential development in downtown San Jose, it does not individually reflect the cultural, economic, social, or historic heritage of San Jose. The building does not appear to be eligible 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.*

   The design of the building was influenced by the Midcentury Modern style; however, it is only a stripped-down version and modest representation of the style. The building is not architecturally significant within the larger context of post-war Midcentury Modern architecture in the city; downtown San Jose has stronger examples of the style. Therefore, the building does not appear to be eligible as a City Landmark under Criterion 5.

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

   Constructed in 1960 as a multi-family residential building, the property is a modest example of a mid-20th century apartment building. It does not embody distinguishing characteristics of an architectural type. The building does not appear to be eligible 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 Jose.*

   No architect, designer or builder has been identified for the property. The building does not appear to be eligible 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.*

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

In conclusion, the property at 475 S. 4th Street cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP, CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

Historic District Evaluation

The subject buildings on S. 4th Street do not appear eligible collectively as a historic district under local criterion. Constructed ca. 1900, 1939, and 1960, three buildings reflect different periods of urban residential development in downtown San Jose and are not unified by past events. Each building displays characteristics of a different architectural style, namely National, Spanish Colonial Revival, and Midcentury Modern; therefore, they also do not represent a cohesive group aesthetically.

Summary Significance Evaluation

Of the buildings located within the project site, none appear individually eligible for listing on the NRHP, CRHR, or as a City Landmark. The buildings at 459, 465-469, and 475 S. 4th Street do not appear to possess sufficient historical significance in reference to the NRHP or CRHR criteria. The buildings are not associated with the residential development of downtown San Jose in an individually significant way. No persons of significance are known to be directly associated with the properties. The buildings fail to be an exemplary representative of an architectural style; they appear to be of common construction and materials with no notable attributes. The properties are unlikely to yield information important to the prehistory or history of the area. The subject buildings also do not appear to be eligible individually as City of San Jose Landmarks, or collectively as a historic district as they do not possess historic significance under local criteria.

14. PROJECT ASSESSMENT[74]

CEQA

Potential Impacts on Historic Resources within the Project Site

The proposed project includes the demolition of three buildings at 459, 465-469, and 475 S. 4th Street. None of these properties appear individually eligible for listing on the NRHP, CRHR, or as San Jose City Landmarks, or collectively as a historic district; therefore, there are no historic resources as defined by CEQA within the project site and as such the proposed project would cause no direct impacts on any historic resources.

Potential Impacts on Nearby Historic Resources

The proposed project involves the construction of a new building adjacent to multiple previously identified individual historic resources. Within 200 feet of the project boundary, there are seven properties previously identified on the HRI (five of which are considered historic resources as defined by CEQA—designated or candidate City Landmarks, or properties eligible for the CRHR and/or NRHP) and one locally designated historic district (Reed City Landmark District) that could potentially be indirectly affected by the project as a result of alteration of their immediate surroundings.

Secretary of the Interior's Standards for Rehabilitation

The proposed project entails constructing a 23-story building with a maximum height of approximately 274 feet immediately adjacent to historic resources at 470 S. 3rd Street (#15) and 488 S. 3rd Street (#14). CEQA recognizes that generally, a project that follows the Standards shall be considered as having a less-than-significant impact on the historic resource. Therefore, the proposed project is assessed for compliance with the Standards. Standards 1-7 address work proposed on historic resources themselves and are not applicable to the proposed project since it does not propose any direct alterations or additions to any historic resources. Standard 8 is related to archaeological resources and is beyond the scope of this report. As an adjacent new construction, the proposed project should be designed to be compatible with the overall historic character of the area. Only two of the Standards (9 and 10) are relevant in the evaluation of adjacent new construction. A review of the project for compliance with the Standards is presented below.

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

Analysis. Standard is not applicable. The proposed project does not include a change of use of any historic resource.

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

Analysis. Standard is not applicable. The proposed project does not include work to a historic property.

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

Analysis. Standard is not applicable. The proposed project does not include work to a historic property.

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

[74] TreanorHL reviewed the Site Development Permit by BDE Architecture, dated June 17, 2020. See appendix for full set.

Analysis. Standard is not applicable. The proposed project does not include work to a historic property.

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

Analysis. Standard is not applicable. The proposed project does not include work to a historic property.

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

Analysis. Standard is not applicable. The proposed project does not include work to a historic property.

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

Analysis. Standard is not applicable. The proposed project does not include work to a historic property.

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

Analysis. Archaeological resources are outside the scope of this assessment.

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

Analysis. The proposed project does not include alterations to the adjacent 470 and 488 S. 3rd Street properties; therefore, it will not destroy historic materials or features that characterize the historic resources. The proposed project will be contemporary in design and clearly differentiated from the historic resources.

The surrounding area features a variety of materials including stucco, wood siding, and brick on exterior walls, composition shingle and red tile on roofs, and wood- or metal-sash windows. The adjacent historic resources mainly use stucco, wood cladding, and shingles on the exterior. The proposed building will use cast concrete panels, metal panels, smooth plaster, and glazing. The proposed materials will be compatible with the adjacent historic resources.

The proposed building includes contemporary glazed storefronts, perforated panels, and awnings at the street level, and residential-scaled windows at the upper floors. The proposed building will be compatible with the adjacent historic resources in terms of architectural features.

The proposed building will not be compatible with the adjacent historic resources in terms of size, scale, proportion, and massing. The surrounding area features smaller single-family residences with hipped or gable roofs, and larger, two- to three-story apartment buildings with flat roofs. The adjacent historic resources at 470 and 488 S. 3rd Street are both two-story buildings with considerably smaller footprints than the proposed building. The proposed project entails constructing a 23-story multi-family building with a maximum height of approximately 274 feet. The proposed building does not step down in height at the front or sides. The massing is articulated above the third floor where the footprint becomes an "H" up to the 23rd floor. The setbacks provide three courtyards at the north, south, and west sides of the third floor. Even

though this results in articulated side facades, the overall height, massing, and scale of the proposed development are far greater than the surrounding buildings and identified historic resources.

The immediate setting of the historic resources at 477 and 480 3rd Street has changed over time. The surrounding neighborhood was developed with higher-density multi-family residential buildings in the mid-20th century. The original early 20th century setting, which included mostly single-family houses and cottages with smaller footprints, and light industrial buildings, was lost. The later apartment buildings maintained the front setbacks on both sides of S. 4th Street, but these structures are taller and have significantly larger footprints. Still, the neighborhood has a recognizable character with one- to three-story residential buildings. Even though the proposed project would alter the existing setting of the adjacent historic resources by introducing a 23-story building, it would not alter the setting in such a substantial way such that the historic resources would no longer be deemed eligible for locally listing (see integrity analysis below).

Overall, the proposed project does not fully comply with Standard 9. Although the new building appears generally compatible in terms of materials and features, it is not compatible in terms of size, scale, proportion, and massing.

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

Analysis. The proposed project will add a 23-story tower on S. 4th Street, adjacent to two historic resources. The new building will be detached from the historic resources. The future removal of the new construction would aid in restoring the integrity of the historic resources and their environment given that the proposed 23-story building is not compatible with the historic resources in terms of size, scale, proportion, and massing (see Standard 9 above). Therefore, the proposed project complies with Standard 10.

Summary of Compliance to the Standards

In summary, Standards 1-8 are not applicable to the proposed project or outside the scope of this assessment. The project only partially complies with Standard 9 since the building is not compatible in terms of size, scale, proportion, and massing with the adjacent resources. The building is compatible in terms of materials and features. The proposed project does fully comply with Standard 10. Overall, the proposed project does not fully comply with the Standards and therefore has the potential to impact the historic integrity adjacent historic resources.

Historic Integrity Impacts Assessment

The following assessment reviews the potential impacts to the integrity of the adjacent historic resources as defined by CEQA which could be indirectly affected by the project as a result of the alteration of their immediate surroundings. The seven aspects of historic integrity are analyzed below to determine the project's potential impact on the adjacent historic resources. The aspects of integrity are location, design, setting, materials, workmanship, feeling, and association.[75]

Location is the place where the historic property was constructed or the place where the historic event occurred. *The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.*

[75] National Park Service, *How to Apply the National Register Criteria for Evaluation,* 44-45.

The location of the historic resources would not change with the proposed project. The historic resources would continue to retain integrity of location.

Design is the combination of elements that create the form, plan, space, structure, and style of a property. *It results from conscious decisions made during the original conception and planning of a property (or its significant alteration) and applies to activities as diverse as community planning, engineering, architecture, and landscape architecture.*

The project is not proposing to alter these historic buildings or district contributors; therefore, the integrity of design would not be affected.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. *The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular.*

The project is not proposing to alter these historic buildings or district contributors; therefore, the integrity of materials would not be affected.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. *It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site.*

The project is not proposing to alter these historic buildings or district contributors; therefore, the integrity of workmanship would not be affected.

Association is the direct link between an important historic event or person and a historic property. *A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.*

As stated in the National Register Bulletin, association requires the presence of physical features that convey a property's historic character. The resources are largely significant for their architecture, and their appearances would be maintained. The character-defining features of the historic buildings and district contributors would not be affected by the proposed project. The historic resource would continue to retain integrity of association.

Setting is the physical environment of a historic property. *Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.*

The setting in the immediate physical environment of the proposed development and the historic resources has been altered over time—especially during the second half of the 20th century with construction of numerous two- to four-story apartment buildings. The surrounding neighborhood was developed with higher-density multi-family residential buildings in the mid-20th century. The historic resources from the late 19th and early 20th century lost much of their original setting which included mostly single-family houses and cottages with smaller footprints, and light industrial buildings. The later apartment buildings maintained the front setbacks on both sides of S. 4th Street, but these structures are taller and have significantly larger footprints. Still, the neighborhood has a recognizable character with one- to three-story residential buildings. The height of the proposed project at 23 stories would significantly alter the character of the neighborhood.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. *It results from the presence of physical features that, taken together, convey the property's historic character. Feeling is the*

quality that a historic property has in evoking the aesthetic or historic sense of a past period of time and an awareness of its historical importance.

As with setting, the historical resources' ability to evoke a historic sense of the past would be compromised. The construction of the proposed tower would impact the semi-suburban feeling of the surroundings conveyed by smaller-scaled and lower buildings, and landscaped setbacks.

Summary of Historic Integrity Impacts Assessment

The proposed project would not impact the integrity of location, design, materials, workmanship and association of the historic resources but the integrity of setting and feeling would be compromised. Even though the proposed project would alter the existing setting and feeling of the adjacent and nearby historic properties through the introduction of 23-story building, it would not alter the setting and feeling in such a substantial way such that the historic resources would no longer be deemed eligible for local listing.

CEQA Findings

The proposed project includes the demolition of three buildings at 459, 465-469, and 475 S. 4th Street. None of these properties appear individually eligible for listing on the NRHP, CRHR, or as San Jose City Landmarks, or collectively as a historic district; therefore, there are no historic resources as defined by CEQA and as such the proposed project would cause no direct impacts on any historic resources within the project site.

The proposed project involves the construction of a new building adjacent to two previously identified historic resources that could potentially be indirectly affected by the project as a result of alteration of their immediate surroundings. The proposed project was found not to be in full compliance with the Standards, but an assessment of potential impacts to the historic integrity of adjacent resources found that the adjacent they would not be impacted to such an extent as to lose their eligibility for local listing. Therefore, the project is found to have a less-than-significant impact on historic resources per CEQA.

Local Design Guidelines and Standards

This section provides a design analysis using the standards detailed in the *Draft San José Downtown Historic Design Guidelines* (2004) and the *San José Downtown Design Guidelines and Standards* (2019).

2004 Draft San Jose Downtown Historic Design Guidelines

The proposed project is located within the Downtown Core area and immediately adjacent to three properties identified on the HRI: 470 S. 3rd Street (#15, City Landmark), 488 S. 3rd Street (#14, Candidate City Landmark), and 451 S. 4th Street (#21, Structure of Merit).[76] The *Draft San Jose Downtown Historic Design Guidelines* (2004 Guidelines) provides eight context elements for new construction adjacent to historic resources: lot patterns, massing, facades, corner elements, rear facades, entries, exterior materials, and vehicular and pedestrian access.

Lot Patterns: *Retain and Respect historic lot patterns on the street. Add larger new buildings that are divided into smaller articulated building widths with multiple entrances that are similar in size and proportion to those seen traditionally.*

Analysis. The surrounding area contains a mix of traditional narrower parcels (with single-family homes) and larger combined parcels (with later apartment buildings). The properties on both sides of the subject block have front setbacks providing landscaped areas along the sidewalk. The proposed project combines two parcels; one of which was already combined in the past. The proposed project's footprint is not articulated to reflect the

[76] While the City of San Jose deems Structures of Merit as important local resources, they are not considered significant historical resources under CEQA.

historic lot patterns on S. 4th Street between E. San Salvador and E. William streets. The project only allows for a 5-foot setback and accent planting along the S. 4th Street façade; it does not have the typical wider front setback at the sidewalk as seen along much of the rest of the street. The building has a rectangular footprint and becomes H-shaped above the third floor. Even though the base of the building is divided into multiple narrower sections along S. 4th Street, there is no articulation on the street level or entrance patterns that are similar in size and proportion to those seen traditionally. Overall, the proposed project is not compatible with this lot pattern guideline.

Massing. *Retain and respect the massing of historic buildings on a street. Respect the overall heights of historic buildings, street walls, districts and areas. Add significantly higher new buildings, where appropriate, that are carefully sited in relationship to historic structures and predominant street ''walls.'' Building masses should not dwarf immediately adjacent historic buildings. Add new infill construction that respects the massing and detailing of historic buildings on the street. New building masses adjacent to lower historic resources should step down in height and street facades should turn the corner to provide articulated visible side facades in order to reduce the impact on historic buildings.*

Analysis. The surrounding area features smaller single-family residences with hipped or gable roofs, and larger, two- to three-story apartment buildings with flat roofs. The proposed project entails constructing a 23-story multi-family building with a maximum height of approximately 274 feet. The proposed building does not step down in height at the front or sides. The massing is articulated above the third floor where the footprint becomes an "H" up to the 23rd floor. The setbacks provide three courtyards at the north, south, and west sides of the third floor. Even though this results in articulated side facades, the overall height, massing, and scale of the proposed development are far greater than the surrounding buildings and identified historic resources. Therefore, the proposed project is not compatible with the massing guideline.

Facades. *Retain and respect the historic patterns and proportions of historic facades on a street. Add new facades that include features that are compatible in scale, material, detail and massing with other facades on the street.*

Analysis. Not applicable since the surrounding area does not have a consistent façade pattern.

Corner Elements: *Retain historic scale and relationships of Corner buildings on the block and in the urban Downtown Core. Add new corner development that is compatible with and respectful of historic corner development and relationships, in terms of scale, massing, materials, texture and color.*

Analysis. Not applicable; the project site is not at a corner.

Rear facades. *Retain and Respect features of existing historic rear facades and sites, taking into consideration pedestrian and loading access from secondary streets, parking lots and alleys. Add new features that are compatible with historic rear façade features and circulation patterns within existing sites and blocks.*

Analysis. Not applicable; the surrounding area does not have a consistent rear façade pattern.

Entries. *Retain and respect the scale of Historic entries that connect the buildings to the street. Add new entries that address the historic pedestrian orientation and scale of the Downtown Core.*

Analysis. Even though this guideline is not completely applicable since the entries of the surrounding area are not consistent; the proposed project does provide a pedestrian entry directly from S. 4th Street which is consistent with the pedestrian orientation of the Historic Context building and the block. The use of metal awnings at the front façade help to provide a compatible pedestrian scale. The proposed project is generally consistent with applicable components of this guideline.

Exterior Materials. *Add new building materials that match the historic materials of masonry, terra cotta, limestone, stucco, glass mosaic, cast stone, concrete, metal, glass and wood (trim, finishes and ornament only) where possible. New materials should be compatible with historic materials in scale, proportion, design, color, finish, texture and durability.*

Analysis. The surrounding area includes a variety of materials including stucco, wood siding, and brick on exterior walls, composition shingle and red tile on roofs, and wood- or metal-sash windows. The nearby historic resources mainly use stucco, wood cladding, and shingles on the exterior. The proposed building would use cast concrete panels, metal panels, smooth plaster, and glazing. The proposed materials, especially the use of cast concrete panels and stucco, would be compatible with the historic resources. In general, the surrounding structures and resources exhibit a wide range of building materials. Therefore, the proposed project is compatible with the exterior materials guideline.

Vehicular and Pedestrian Access. *Retain significant historic vehicular and pedestrian access patterns of historic buildings, sites and streets. Add new access patterns where necessary that are compatible with historic structures, sites, and streets.*

Analysis. Vehicular access in the area is typically at the perimeter of blocks. Driveways to garages or carports are along the street. Pedestrian access is also typically along the sidewalk. The proposed design follows similar vehicular and pedestrian access patterns and is compatible with this guideline.

Summary 2004 Guidelines

In summary, the proposed project does not comply with the Lot Patterns and Massing guidelines. It complies with the Entries, Exterior Materials, and Pedestrian and Vehicular Access guidelines. The Facades, Corner Elements, and Rear Facades guidelines are not applicable.

2019 City of San Jose Downtown Design Guidelines and Standards

Adopted in April 2019 and updated in May 2020, the *City of San Jose Downtown Design Guidelines and Standards* (2019 Guidelines) provides a framework for addressing new construction adjacent to eligible historic resources. The subject properties are not within an identified district or area. The proposed project is located adjacent to three buildings identified on the HRI; therefore, it qualifies for "Historic Adjacency" as defined under Section 2.3.2. In this case, applicable standards are listed as "4.2.2 Massing Relationship to Context" and "4.2.4 Historic Adjacency." The 2019 Guidelines and Standards define historic adjacency as follows:

> A site has Historic Adjacency when any of the these are true:
>
> a. At least 50% of buildings fully or partially within 200 feet are on the San José Historic Resources Inventory (HRI) or are eligible for HRI listing.
> b. The site is within 100 feet of a Designated or Candidate City Landmark or contributor to a district or conservation area.
> c. The site is adjacent to a historic building on the Historic Resources Inventory (HRI) or eligible for HRI listing.
>
> The building(s) within the categories above that cause a new building to have Historic Adjacency are the new building's Historic Context.

The surrounding properties are mapped and listed under the *Reconnaissance Survey* section of this report:

- #14 (488 S. 3rd Street): adjacent to the project site, listed on the HRI as a Candidate City Landmark
- #15 (470 S. 3rd Street): adjacent to the project site, listed on the HRI as a City Landmark

- #21 (451 S. 4th Street): adjacent to the project site, listed on the HRI as a Structure of Merit

The project site has Historic Adjacency as defined by sub-categories b. and c., since it is within 100 feet of two City Landmarks (#14 and #15), and it is adjacent to three buildings listed on the HRI (#14, #15, and #21).

None of the properties reviewed for this proposed project are defined as Civic Icons, therefore Standard 4.2.3 does not apply.

4.2.2 Massing Relationship to Context. Create massing transitions between high-rises and lower-scale development.

a) *Height transition: If a new building 100 feet tall or more is across the street from or adjacent to a historic building 45 feet tall or less, the new building must step back its front façade 5 feet minimum from the front parcel or setback line at an elevation between 25 and 50 feet.*

Analysis. The front façade of the project has an inverted 5 feet setback from the property line at the lower levels (up to the second floor at the southern section above the driveway entry and up to the third floor at the northern section above the lobby area). The upper floors of the front façade extend to the property line. Even though the project provides a wider sidewalk and plantings with this inverted setback, it does not meet this standard.

b) *Width transition: If a new building is across the street from or adjacent to a historic building that is both 45 feet tall or less, and more than 30 feet narrower than the new building, the new building must create gaps in the Podium Level above the ground floor to divide its street-facing massing into segments no more than 30 feet wider than the widest of the applicable historic buildings.*

Analysis. The building widths along both sides of the subject block vary from approximately 25 feet to 130 feet, and the pattern of historic widths have changed over time. The proposed project divides the upper floors (from third floor to 23rd) into two sections with a 10 foot wide gap. Therefore, the street-facing massing is divided into approximately 32-foot and 92-foot sections which are in line with the existing widths. The proposed project meets this standard.

c) *Rear transition. If a new building 100 feet tall or more is across a parcel line or interior to a block from a historic building that is both 45 feet tall or less, the rear portion of the new building must maintain a transitional height of 70 feet or less within the first 20 feet from the property line.*

Analysis. The proposed 274 foot tall building is across the parcel line of two historic buildings (#14 and #15) that are less than 45 feet tall. The proposed building rises to 26'-6" at the rear property line (31'-6" to the top of the courtyard wall), and the upper floors (from third to 23rd) are setback 14'-5" from the property line above this podium level. Even though the project provides a transitional height of 26 feet (considerably lower than the guideline identified 70 feet), it is only within 14'-5" from the property line, not 20 feet suggested by the guideline. The proposed project does not fully comply with this standard.

4.2.4 Historic Adjacency. Incorporate essential urban and architectural characteristics of historic context.

Massing

a) *Height transition: Relate Podium Level building massing to the scale of Historic Context buildings.*

Analysis. The proposed building has a 26'-6" tall podium level at the rear that provides a transition between the Historic Context buildings at the rear property line (#14 and #15). Above the third floor, the footprint changes to an H, therefore the side elevations are broken into sections but still rise up to the

full building height. Although the building does not step back at the S. 4th Street façade to provide a Podium Level as defined in the 2019 Guidelines, the base is clearly expressed at the lower levels and relates to the adjacent buildings. The building is consistent with this standard.

b) Design buildings with rectilinear rather than curved and diagonal forms.

Analysis. The building is consistent with this standard.

c) Use cornice articulation at the Podium Level at a height comparable to the heights of Historic Context buildings.

Analysis. The proposed building has a cornice-like band above the second floor which is aligned with adjacent roof eaves. The use of metal awnings at the front façade also provide a comparable height to the adjacent ground floors. The building is consistent with this standard.

d) Use Streetwall Continuity with Historic Context buildings.

Analysis. Most of the buildings on S. 4th Street between E. William and E. San Salvador streets are set back approximately 15 feet from the sidewalk. The Historic Context buildings on S. 3rd Street (#14 and #15) are also set back approximately 15 feet from the sidewalk while the Historic Context building on S. 4th Street (#21) is setback 75 feet. The proposed building is set back only 5 feet at the lower floors and is not compatible with this standard.

Facade

e) Use articulation that creates façade divisions with widths similar to Historic Context buildings on the same side of the same block.

Analysis. The proposed front façade is articulated by setbacks and projections to better respond to the historic and surrounding buildings. The proposed divisions on the front façade are still wider than the Historic Context building (#21) on the same side of the same block but in line with the existing widths on the subject block. The proposed building is compatible with this standard.

f) Do not simulate historic architecture to achieve these guidelines and standards.

Analysis. The proposed building does not simulate historic architecture.

g) Place windows on facades visible from the windows of the adjacent Historic Context buildings.

Analysis. The proposed building includes residential-scaled windows on all exterior walls. The first two floors (podium level) of the rear and west elevations adjacent to Historic Context buildings do not have any openings since the parking garage and service spaces are located at that section of the building. The proposed building is not fully compatible with this standard.

Elements

h) Use building materials that respond to Historic Context building materials.

Analysis. The nearby historic resources mainly use stucco, wood cladding, and shingles on the exterior. The proposed building would use cast concrete panels, metal panels, smooth plaster, stone cladding, and glazing. The proposed materials, especially use of cast concrete panels and stucco, would be compatible with the Historic Context buildings. The proposed building is compatible with this standard.

i) *The new materials should be compatible with historic materials in scale, proportion, design, finish, texture, and durability.*

Analysis. The new materials appear to be compatible with the historic materials in scale, proportion, design, finish, texture, and durability.

Ground Floor

j) Space pedestrian entries at similar distances to Historic Context building entries.

Analysis. This Standard is not applicable. Pedestrian entries are located within each historic resource, as they are detached residences and smaller apartment buildings. Additionally, only one Historic Context building is located on S. 4th Street which would not establish a recognizable pattern.

k) Create a ground floor with a similar floor to ceiling height as nearby Historic Context buildings.

Analysis. The nearby historic buildings are single- or multi-family residential buildings of lower heights. The ground floor height of the proposed tower cannot reasonably meet the nearby buildings. The proposed project brings the ground floor height down to pedestrian scale with the introduction of a series of awnings and a clearly defined podium level. As proposed, the project is compatible with this standard.

Summary 2019 Guidelines

In summary, the proposed project does not fully comply with the applicable 2019 Guidelines, particularly with standards a and c of Section 4.2.2, and standards Massing a and d, and Façade g of Section 4.2.4.

Local Planning Guidelines and Standards Findings

The proposed design is partially compliant to the applicable 2004 and 2019 guidelines and standards; but on balance, the proposed project would not substantially impair the integrity of the adjacent historic resources. The properties identified on the San Jose HRI would continue to convey their significance and be listed on the local inventory. Therefore, on balance, the proposed project is substantially complaint to relevant local historic preservation regulations.

15. IMPACTS ANALYSIS

CEQA

Per CEQA, historic resources include properties eligible for listing on the National Register of Historic Places, the California Register of Historical Resources, or local register of historic resources (as defined in Public Resources Code §5020.1(k)). According to Public Resources Code §15064.5(b), a project would have a significant effect on a historic resource if it would "cause a substantial adverse change in the significance" of that resource. Specifically, "[s]ubstantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired."

Project Site Impacts

As discussed under the 14. Project Assessment section above, the proposed project would cause no direct impacts on any historic resources within the project site.

Impacts to the Adjacent Resources

As discussed under the 14. Project Assessment section above, the proposed project is not found to have a significant impact on the adjacent historic resources since the design substantially complies with the Standards.

Construction-related impacts

The activities related to the physical undertaking of the project would have the potential to physically damage the adjacent historic resources themselves, which could cause a substantial adverse change in the significance of historic resources and therefore require mitigation measures.

Impact 1: Activities associated with the demolition and new construction would potentially have indirect impacts on the adjacent historic resources at 470 S. 3rd Street (#15, City Landmark) and 488 S. 3rd Street (#14, Candidate City Landmark). The adjacent property at 451 S. 4th Street (#21) is listed as a Structure of Merit on the local inventory. While the City of San Jose deems Structures of Merit as important local resources, they are not considered significant historical resources under CEQA, and therefore are not considered under this impact analysis.[77]

The proposed project would also require below-grade excavation and foundation work, new building framing and perhaps pile driving. These activities may produce ground borne vibrations from construction that would result in potentially significant adverse impacts to identified resources under CEQA, 470 and 488 S. 3rd Street, that are adjacent to the site. The City would determine if any of the following measures would apply to the Structure of Merit at 451 S. 4th Street.

Mitigation Measure 1a. If pile-driving would be used, 470 and 488 S. 3rd Street would be surveyed to determine their existing condition. The survey shall be conducted by a historical architect meeting the *Secretary of the Interior's Professional Qualifications Standards for Historic Architecture* and a structural engineer with a minimum of five years of demonstrated experience with historic buildings. The purpose of the study would be to establish the baseline condition of the buildings prior to construction, including the location and extent of any visible cracks or spalls. The documentation shall take the form of written descriptions and photographs, and shall include those physical characteristics of the resources that conveys their historic significance and that justifies their inclusion on, or eligibility for inclusion on, the California Register of Historical Resources and/or local register. The documentation shall be reviewed and approved by the City of San Jose's Historic Preservation Officer (HPO), or equivalent.

Mitigation Measure 1b. A qualified geologist, or other professional with expertise in ground vibration and its effect on existing structures, shall prepare a study of the potential of vibrations caused by excavation and construction activities associated with the proposed project. Based on the results of the study, specifications regarding the restriction and monitoring of pile-driving shall be incorporated into the contract. Initial pile-driving shall be monitored and if vibrations are above threshold levels, modifications shall be made to reduce vibrations to below established levels. A copy of the study, contract specifications, and monitoring reports shall be provided to the City of San Jose's HPO, or equivalent.

Mitigation Measure 1c. Prepare and implement a Historical Resources Protection Plan (HRPP) to protect the building fabric of 470 and 488 S. 3rd Street from direct or indirect impacts during construction activities (i.e., due to damage from operation of construction equipment, staging, and material storage). The project sponsor shall, prior to issuance of public works clearance, including any ground-disturbing work, prepare a plan establishing

[77] City of San Jose, *Draft Environmental Impact Report, 237 Industrial Center Project* (June 2017), 120.

procedures to protect these resources. The project sponsor shall ensure the contractor follows this plan while working near these historical resources.

The plan shall be prepared by a qualified historical architect and is subject to review by the City's HPO. At a minimum, the plan shall include:

- guidelines for operation of construction equipment adjacent to the historical resources,
- means and methods to reduce vibrations from excavation and construction,
- requirements for monitoring and documenting compliance with the plan, and,
- education/training of construction workers about the significance of the adjacent historical resources.

Mitigation Measure 1d. A qualified team (team) of at least one qualified historical architect and one qualified structural engineer shall monitor the mitigation measures.

470 and 488 S. 3rd Street would be monitored during construction and any changes to existing conditions would be reported, including, but not limited to, expansion of existing cracks, new spalls, or other exterior deterioration. Monitoring reports shall be submitted to the City's HPO, or equivalent on a periodic basis. The structural engineer shall consult with the historical architect, especially if any problems with character defining features of a historical resource are discovered. If in the opinion of the structural engineer, in consultation with the historical architect, substantial adverse impacts to the historical resource related to construction activities are found during construction, the monitoring team shall so inform the project sponsor, or sponsor's designated representative responsible for construction activities, as well as the City's HPO, or equivalent. The project sponsor shall adhere to the monitoring team's recommendations for corrective measures, including potentially halting construction in situations where construction activities would imminently endanger historical resources. The project sponsor shall ensure that if repairs occur, in the event of damage to the historical resources during construction, repair work shall comply with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and shall restore the character-defining features in a manner that does not affect their historic status.

The team shall prepare a report documenting the site visits. The HPO shall determine the frequency of the reporting period. The team shall submit the site visit reports to the HPO no later than one week after each reporting period. The report shall also include, but is not limited to, the following:

- A summary of the demolition and construction progress,
- Substantial adverse impacts related to the construction activities identified during the site visits,
- The problem and potential impact to the historical resources during demolition and construction activities,
- Recommendations made by the team to avoid the impact,
- Actions taken by the project applicant in response to the problem, and,
- Progress on the level of success in meeting the applicable *Secretary of the Interior's Standards for the Treatment of Historic Properties* for the project as noted above for the character-defining features, and in preserving the character-defining features of nearby historic properties.
- If applicable, photographs shall be included in reports to better explain and illustrate progress.

In addition, the team shall submit a final document associated with monitoring and repairs after completion of the construction activities to the HPO prior to the issuance of an Occupancy Permit. The document (e.g., with photographs and other appropriate means) shall summarize the level of success in meeting the applicable

Secretary of the Interior's Standards for the Treatment of Historic Properties for the project as noted above for the character-defining features, and in preserving the character-defining features of the historic properties.

With implementation of Measures 1a through 1d, the potential for project construction-related impacts to the identified historical resources would be reduced to **less-than-significant**.

Summary Impacts Analysis

The proposed project includes the demolition of three buildings at 459, 465-469, and 475 S. 4th Street. None of these properties appear eligible individually or collectively for listing on the federal, state, or local inventories; therefore, there are no historic resources as defined by CEQA and as such the proposed project would cause no direct impacts on any historic resources within the project site.

The proposed project design substantially complies with the Standards and does not impact the immediate setting in such a way that the adjacent historic resources would lose their eligibility for local listing; therefore, the project is not found to have a significant indirect impact on the adjacent historic resources per CEQA.

The proposed project includes demolition of three existing buildings and construction of a new 23-story building which may result in potentially significant adverse impacts to the adjacent historic resources. With implementation of Mitigation Measures, the potential for project construction-related impacts to the identified historic resources would be reduced to **less-than-significant**.

Local Planning Guidelines and Standards

Although the proposed project is partially compliant to the applicable 2004 and 2019 guidelines and standards; the proposed project would not substantially impair the significance and integrity of the adjacent historic properties identified on the San Jose HRI. No impacts have been identified or recommendations made per local standards and guidelines.

16. CONCLUSION

Of the buildings located within the project site, none appear individually eligible for listing on the NRHP, CRHR, or as a City Landmark. The buildings at 459, 465-469, and 475 S. 4th Street do not appear to possess sufficient historical significance in reference to the NRHP or CRHR criteria. The buildings are not associated with the residential development of downtown San Jose in an individually significant way. No persons of significance are known to be directly associated with the properties. The buildings fail to be an exemplary representative of an architectural style; they appear to be of common construction and materials with no notable attributes. The properties are unlikely to yield information important to the prehistory or history of the area. The subject buildings also do not appear to be eligible individually as City of San Jose Landmarks, or collectively as a historic district as they do not have any significance under local criteria. There are no historic resources as defined by CEQA and as such the proposed project would cause no direct impacts on any historic resources within the project site.

A review of the project compliance to the Standards relative to adjacent historic resources found that Standards 1-8 are not applicable or outside the scope of this assessment; the project partially complies with Standard 9; and the proposed project does fully comply with Standard 10. The integrity analysis found that the proposed project would not impair the integrity of the previously identified historic resources in the surrounding area such that the resource would no longer be able to convey its significance and would no longer be deemed eligible for local listing. Although the proposed project would alter the existing setting and feeling of the adjacent and nearby historic properties through the introduction of a 23-story building, it would not alter any of the other

aspects of integrity nor would it alter the setting and feeling in such a substantial way such that the historic resources would no longer be deemed eligible for local listing. Therefore, the proposed project would not have a significant indirect impact on the adjacent historic resources per CEQA.

The proposed project includes demolition and construction activities which may result in adverse impacts to the adjacent historic resources. Mitigation measures are proposed to address the protection of the historic resources from potential damages due to construction-related activities. With implementation of these measures, the potential for project impacts pursuant to CEQA on the identified historic resource would be reduced to less-than-significant.

The proposed project design is not fully compatible with the *Draft San José Downtown Historic Design Guidelines* (2004) and the *San José Downtown Design Guidelines and Standards* (2019, updated 2020). In summary, the proposed project does not comply with the Lot Patterns and Massing guidelines of the 2004 Guidelines. It complies with the Entries, Exterior Materials, and Pedestrian and Vehicular Access guidelines. The Facades, Corner Elements, and Rear Facades guidelines are not applicable. In terms of the 2019 Guidelines and Standards, the proposed project does not comply with standards a and c of Section 4.2.2, and standards Massing a and d, and Façade g of Section 4.2.4. Even though the proposed project partially complies with the local standards and guidelines, the proposed project would not substantially impair the significance and integrity of the adjacent historic properties; the properties would continue to be listed in the San Jose HRI.

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----. *452 South Third St., San Jose, CA DPR Form.* June 1, 2017.

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----. *DiManto Apartment Building, 452 South Fourth St., San Jose, CA DPR Form.* June 1, 2017.

----. *Doerr Rental, 451 South Fourth St., San Jose, CA DPR Form.* June 1, 2017.

----. *Dr. Shottenhamer House, 127 East William St., San Jose, CA DPR Form.* June 1, 2017.

----. *Griffiths Apartments, 405 South Fourth St., San Jose, CA DPR Form.* June 1, 2017.

----. *McCormick Triplex/Spartan Barbershop, 131-135 and 137-141 E. William St., San Jose, CA DPR Form.* June 1, 2017.

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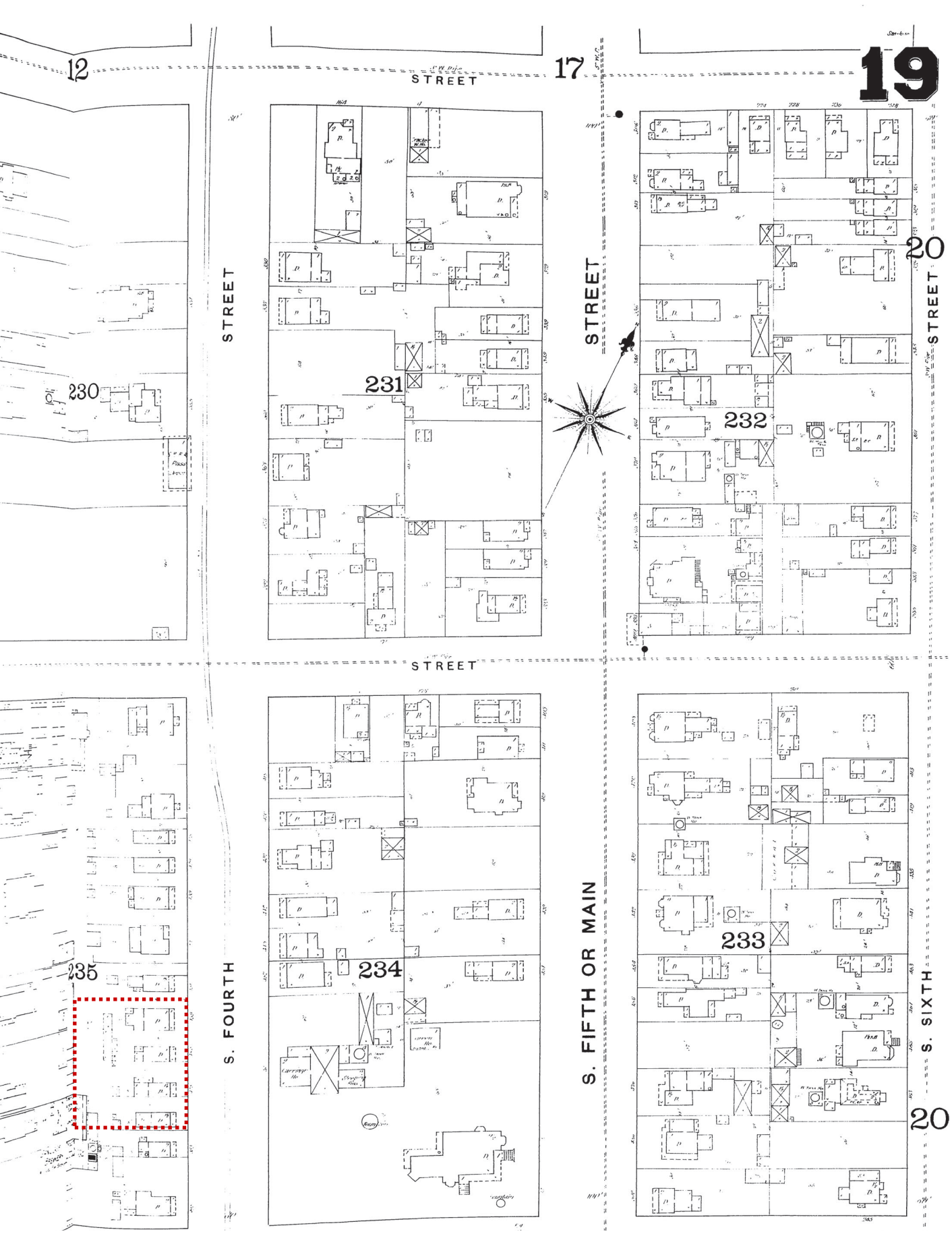
APPENDIX

SANBORN FIRE INSURANCE MAPS

DPR 523 FORMS

PROJECT DRAWINGS

SANBORN MAPS



1891 Sanborn Map, vol. 1 sheet 19



1915 Sanborn Map, vol. 1 sheet 68



1950 Sanborn Map, vol. 1 sheet 68

DPR 523 FORMS

State of California ⍰ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 9 ***Resource Name or #:** (Assigned by recorder) 459 S. 4th Street
P1. Other Identifier:

***P2. Location:** **Not for Publication** ✓ **Unrestricted**

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

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

c. Address 459 S. 4th Street City San Jose Zip 95112

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, decimal degrees, etc., as appropriate)
APN 467-47-057

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

The one-story single-family house at 459 S. 4th Street is located on the western side of S. 4th Street between E. San Salvador Street to the north and E. William Street to the south. Set back approximately 10 feet from sidewalk, the house has a fenced, landscaped front yard with low bushes and plants and a gravel-paved driveway with a wood fenced gate to the south. The surrounding area consists of a mix of residential (both single- and multi-family) and commercial buildings. The San Jose State University campus is a block north.

Constructed ca. 1900, this National style, one-story single-family house is rectangular in plan. It is of wood frame construction with horizontal wood cladding and a shingle-clad front-facing gable roof. The rear half of the building has a lower gable roof. The building was vacant, and all openings were boarded up at the time of site visit.
(See Continuation Sheet.)

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



***P3b. Resource Attributes:** (List attributes and codes)

***P4. Resources Present:** ✓ Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)
The front (east) façade of 459 S. 4th Street,
TreanorHL, June 2020.

***P6. Date Constructed/Age and Source:** ✓ Historic Prehistoric Both
ca. 1900, city directories & Sanborns

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
TreanorHL
460 Bush Street San Francisco, CA

***P9. Date Recorded:** June 26, 2020

***P10. Survey Type:** (Describe)
Intensive survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
TreanorHL, *459-475 S. 4th Street, San Jose, CA, Historic Resources Assessment – Draft,* 6/26/2020

***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):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 459 S. 4th Street ***NRHP Status Code**
Page 2 **of** 9

B1. Historic Name:
B2. Common Name: 459 S. 4th Street
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** National
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed ca. 1900. (See Continuation Sheet.)

***B7. Moved?** ✓ **No** **Yes** **Unknown** **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: b. Builder:
***B10. Significance: Theme** **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.)

Site History

The subject block was first developed with small, wood frame residential structures by the 1860s; most of which were replaced in the late 19th and early-to-mid 20th century. By 1868, the Southern Pacific Railroad laid tracks down S. 4th Street where it connected to the Santa Clara and Pajaro Valley line—a development that triggered the industrial development here. A number of breweries were established in this area during the second half of the 19th century. San Jose Brewery was set up by Phillip Doerr at the southern end of the subject block around 1870. It was soon surrounded by small cottages which likely served as workers' housing.[1] The 1891 Sanborn map illustrates a number of almost identical cottages, one- or two-story with full-width front porches, lined up along S. 4th Street. The single-family house at 459 S. 4th Street was constructed ca. 1900 during this period.

According to the 1891 Sanborn map, a rear alleyway bisected the block north to south, and most likely connected the San Jose Brewery to the working housing along the street. The southern half of the alleyway behind the subject parcels was converted to a corral by 1915.[2] As the breweries moved out of downtown, the subject block was infilled with single-family houses and some multi-family buildings in the early 20th century.[3]

(See Continuation Sheet.)

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

***B12. References:**
See Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** TreanorHL
***Date of Evaluation:** June 26, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description, Continued:**

On the front (east) façade, the partial-width, raised front porch at the northeast corner supported by three plain square posts sits under a projecting lower gable. A rectangular vent is centered below the porch gable. The main entry door, which appears to be single wood panel, is covered with a screen door. A pair of boarded-up windows flank the entry. All openings have simple wide trims.

The north and south façades each have three rectangular windows of different sizes and proportions with simple trims. One is located on the front portion of the house and two at the rear. The rear (west) façade also has three rectangular window openings and a single door to the yard. The door has a simple metal awning above. The building is in fair condition.

***B6. Construction History, Continued:**

No building permits associated with the initial construction were found for the property. The Santa Clara Assessor's Office records the construction date as 1901. The address first appears in the 1890 city directory and on the 1884 Sanborn map; however, the one-story structure illustrated on the map has a much wider footprint. This earlier dwelling was possibly associated with the San Jose Brewery and served as housing. Even though the *City of San Jose Historic Resources Inventory* notes the construction date as ca. 1880, the house was likely constructed ca. 1900 based on the Assessor's records, city directories, and Sanborn maps.[4] On the 1915 Sanborn map, a corral and a shed appear to the west—it is not clear if these structures were associated with the subject dwelling. Below is the construction chronology with a list of building permits on file with the City of San Jose and a summary of what the permit work entailed.[5]

ca. 1900	The one-story dwelling was constructed.
1950	A one-story detached garage appears at the western end of the lot (not extant).
1990	Permit application for electrical work for the single-family residence.

***B10. Significance, Continued:**

Even though the first multi-family houses on the subject block appeared after 1929, during a period when the City was encouraging high-density infill development, their construction accelerated after World War II.[6] According to the 1950 Sanborn map, two- or three-unit residential buildings with smaller footprints appeared along S. 4th Street while nine- or ten-unit apartment buildings were developed on S. 3rd Street.[7] Early examples of multi-family housing were usually associated with local architects who designed in the Modern architectural styles; however, by the mid-1960s, new developments lost their quality of design and reflected the rapid suburbanization of the region.[8]

Historic Context

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south. By 1850 the

***B10. Significance, Continued:**

city limits of San Jose had been established by a series of grid surveys. The grid established during the original surveys in 1847 and 1848 extended from Market to 8th streets, and from Julian to Reed streets—which covers the subject block. Although later surveys expanded the city limits in all directions, the actual settlement was limited to three or four blocks from the commercial district centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.[9]

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of San Jose. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investments in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core. Most of the undeveloped land within the city limits was subdivided and filled with homes by the late 19th century and new suburban tracts were being subdivided.[10]

By the turn of the century, orchard products dominated the local economy. Fruit production and the fruit industry peaked in the 1920s when Santa Clara County became known as the Valley of the Heart's Delight; numerous food processing and canning companies located in the valley processed and packaged the produce. San Jose became the financial and business center of a vast agricultural area. The orchards and the associated industry and infrastructure were the leading sources of employment in San Jose and its surroundings until the early 1950s. The growth of the city was also spurred by three major projects during the first half of the 20th century: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. Population growth continued to expand the urban boundaries as orchards were replaced by residential developments.[11] The population was not only evident in the suburbs. Within the city limits, formally encouraged by the City of San Jose's, by apartment buildings started to be constructed on vacant lots and/or they replaced single-family houses in residential neighborhoods.[12]

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.[13]

Following World War II, modern design dominated new residential development. Residential development of this period was typically of low density, single-family detached housing. The central portions of the city had developed over the previous 100 years, starting with California statehood in 1850. While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater frame area of the downtown.[14]

The municipal boundaries of the City of San Jose spread from 17 square miles in 1950 to over 120 square miles in 1970. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann

***B10. Significance, Continued:**

embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region.[15] When he took his position as City Manager in 1950, San Jose was a tightly-knit city of 92,000 residents within 17 square miles. When Dutch Hamann retired in 1969, San Jose had become a major metropolis of 460,000 residents within 135 square miles.[16]

From his earliest days Hamann recognized the automobile's role in shaping his city's future and made automobile-related infrastructure the centerpiece of his capital improvement plans throughout his administration.[17] In the 1950s and the 1960s, residential subdivisions and shopping centers replaced orchards at an amazing speed. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and automobile salesrooms.[18] The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.[19]

San Jose State University
The history of San Jose State University began in 1857 with Minn's Evening Normal School in San Francisco. This city school became a state school in 1862 and relocated to San Jose at Washington Square in 1870. The site bounded by S. 4th, San Fernando, S. 7th, and San Carlos streets was donated by the City of San Jose.[20] The school changed its name to San Jose State Teachers College in 1921, San Jose State College in 1934, California State University, San Jose in 1972, and finally to San Jose State University in 1974. The increased post-war enrollment and related construction in Modernist styles resulted in expansion of the campus during the second half of the 20th century.[21] The increased enrollment also coincided with the increase in apartment construction in downtown and around the campus during these decades.[22]

Breweries in San Jose
The earliest breweries in San Jose were established in the 1850s by German immigrants. These breweries were usually surrounded by small cottages which likely served as housing for the workers. *History of Santa Clara County* (published in 1881) lists four breweries in downtown San Jose: Eagle Brewery at Market and San Antonio, established in 1853; Krumbs' Brewery started in 1856 at Market and Santa Clara; Lion Brewery (originally established by Philip Doerr as San Jose Brewery) at William and 4th streets; and the most extensive one, Fredericksburg Brewery established in 1869. A recent newspaper article states that at the height of the local brewing boom in the 1870s and 1880s, there were seven or more breweries competing in San Jose. The industrial uses like breweries moved out of the downtown area in the early 20th century and the remaining parcels were infilled with single- or multi-family residential development over time.[23]

Architect/Builder
The research did not reveal any design professionals or builders associated with the building.

National Architectural Style
The National architectural style, also referred to as Vernacular or Folk, was widely observed from ca. 1860 to 1900. Constructed of simple designs, this style focuses on being functional. Elements from other styles appear in simple arrangements. The most prevalent type is the Gable Front, which is usually one-story, has a front-facing gable roof with a full-width porch. Characteristics of the style include:

***B10. Significance, Continued:**

- Gabled or hipped roof over the main block,
- Porch, with steps,
- Usually round columns,
- Raised first floor,
- Eaves encased and trimmed with moldings, and,
- Small dormers.[24]

Occupants[25]

Dates	Occupants
1890 – 1899	The Nangle family (possibly occupants of the earlier house on this parcel)
1900 – 1906	Otto Krause (possibly the first occupants of the subject house)
1907 – 1912	The Higgins family
1913	Serafino Sarano
1915	Willard P. Cauthen
1919	Albert Krahenberg
1920	Romando Chavoya
1922 – 1955 1956 – 1964	Carl E. Owen Ethel Owen
1965	Richard Munsin
1970	Vacant
1973 – 1979	Maria Perez

Current Historic Status

The property has been identified on the San Jose Historic Resources Inventory as a Structure of Merit.

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The single-family house at 459 S. 4th Street was constructed ca. 1900. The block was already established as a light industrial and residential area by then with development of the San Jose Brewery around 1870 and nearby workers' cottages. The subject house was built decades later and its association with the brewery cannot be clearly established. The property does not represent a significant pattern of development. Therefore, 459 S. 4th Street is not associated with the residential, light industrial or commercial development of the area or San Jose in an individually significant way. The building does not appear individually eligible for listing on the NRHP or CRHR under Criterion A/1.

***B10. Significance, Continued:**

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the occupants have been identified as important to the history of San Jose or California. Therefore, the building does not appear individually eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

The building at 459 S. 4th Street exhibits some characteristics of the National architectural style with its one-story simple massing, front facing gable roof, and raised porch Even though the building can be identified from is era of construction, it lacks sensitive residential design; it is not an outstanding example of this style or houses of this era. It is of common construction and materials with no notable or special attributes and does not possess high artistic value. Therefore, it is not a distinctive representation of its time and period in architecture. The research did not reveal any design professionals associated with the initial design and/or construction of the building. It fails to be the work of a master, or architecturally significant in any other respect. Therefore, the building at 459 S. 4th Street does not appear individually eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The buildings do not appear individually eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The building at 459 S. 4th Street retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been used as a single-family house since its construction. The building has not received any significant additions or alterations, so it retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been compromised since the early 1900s by neighboring residential and commercial development.

San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*
   The subject building does not have a significant character, interest or value to the residential development of the neighborhood or downtown San Jose. The San Jose Brewery and nearby cottages were developed in the 1870s and 1880s, so the block was already established as a light industrial and residential area when the house was constructed. The subject house was built ca. 1900 and its association with the brewery cannot be clearly established. The building does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*
   The building is not linked specifically to any significant historic events. The building does not appear to be eligible as a City Landmark under Criterion 2.

***B10. Significance, Continued:**

3. *Its identification with a person or persons who significantly contributed to the local, regional, state or national culture and history.*
   There is no person of significance individually associated with the building. The building does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*
   The subject building does not individually reflect or exemplify cultural, economic, social, or historic heritage of San Jose. Rather, the building is one of several late 19th or early 20th century residential structures in the neighborhood. The building does not appear to be eligible 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.*
   The subject building does not appear to portray the environment of a group of people in an era of history through its National architectural style. The building does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*
   The single-family house at 459 S. 4th Street does not embody distinguishing characteristics of an architectural type or specimen. Constructed ca. 1900 in the National architectural style, it is a modest vernacular building typical of its type or period in architecture as it is of common construction and materials with no notable or special attributes. The building does not appear to be eligible 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 Jose.*
   No architect, designer or builder has been identified for the property. The building does not appear to be eligible 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.*
   The building did not make use of architectural innovations, but rather used typical building materials and details of the time. The building does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, the building at 459 S. 4th Street cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP, CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

***B12. References (Endnotes):**

[1] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* June 7, 2017 (revised February 15, 2019), 11-12.

[2] Sanborn Fire Insurance Maps, 1891 and 1915.

[3] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 11-12.

[4] *City of San Jose Historic Resources Inventory*; Sanborn Maps; San Jose City Directories.

[5] City of San Jose Permit Center.

[6] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project*, 13.

[7] Sanborn Fire Insurance Maps, 1950.

[8] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 13.

[9] Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose,* March 30, 1992, 12-13.

[10] Ibid., 9-12.

[11] Ibid., 9; PAST Consultants, *San Jose Modernism, Historic Context Statement,* June 2009, 12-14.

[12] Sanborn Fire Insurance Maps, 1891, 1915 and 1950; Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 13.

[13] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* December 2004 (Revised February 2012), 46-47.

[14] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003),15.

[15] PAST Consultants*, San Jose Modernism,* 26-27.

[16] Ibid., 38.

[17] Ibid., 28.

[18] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* 46-47.

[19] Ibid., 26-27.

[20] "Planting a tree: a brief history of SJSU," https://www.sjsu.edu/people/annette.nellen/website/overview.pdf (accessed June 23, 2020).

[21] PAST Consultants*, San Jose Modernism,* 58-59.

[22] Franklin Maggi, Archives & Architecture, *Metro Station Apartments, 439 South Fourth St., San Jose, CA DPR Form,* June 1, 2017.

[23] J. P. Munro-Fraser, *History of Santa Clara County, California* (San Francisco: Alley, Bowen & Co., 1881), 522-523; Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 12-13; Scott Herhold, "The origins of beer in Santa Clara County," *The Mercury News,* July 30, 2014.

[24] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003),17.

[25] San Jose City Directories unless noted.

State of California ⍰ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 10 ***Resource Name or #:** (Assigned by recorder) 465-469 S. 4th Street
P1. Other Identifier:

***P2. Location:** **Not for Publication** ✓ **Unrestricted**

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

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

c. Address 465-469 S. 4th Street City San Jose Zip 95112

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, decimal degrees, etc., as appropriate)
APN 467-47-092

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

The two-story multi-family building at 465-469 S. 4th Street is located on the western side of S. 4th Street between E. San Salvador Street to the north and E. William Street to the south. Set back approximately 10 feet from sidewalk, the building has a front yard with lawn, two mature trees, and potted plants lined up along the front porch which is accessed by a concrete path and two steps. The surrounding area consists of a mix of residential (both single- and multi-family) and commercial buildings. The San Jose State University campus is a block north.

The two-story Spanish Colonial Revival style multi-family building from 1939 is rectangular in plan. The wood-frame structure has textured stucco cladding and a tile-clad cross gable roof. The low-pitched roof has modest eave overhang with exposed rafter ends. On the front (east) façade, the one-story partial-width front porch with a projecting gable roof and two square posts is located at the southeast corner. (See Continuation Sheet.)

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



***P3b. Resource Attributes:** (List attributes and codes)

***P4. Resources Present:** ✓ Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)
The front (east) façade of 465-469 S. 4th Street, TreanorHL, June 2020.

***P6. Date Constructed/Age and Source:** ✓ Historic Prehistoric Both
1939, permits & Assessor's

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
TreanorHL
460 Bush Street San Francisco, CA

***P9. Date Recorded:** June 26, 2020

***P10. Survey Type:** (Describe)
Intensive survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
TreanorHL, *459-475 S. 4th Street, San Jose, CA, Historic Resources Assessment – Draft,* 6/26/2020

***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):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 465-469 S. 4th Street ***NRHP Status Code**
Page 2 **of** 10

B1. Historic Name:
B2. Common Name: 465-469 S. 4th Street
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Spanish Colonial Revival
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1939. (See Continuation Sheet.)

***B7. Moved?** ✓ **No** **Yes** **Unknown** **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: b. Builder:
***B10. Significance: Theme** **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.)

Site History

The subject block was first developed with small, wood frame residential structures by the 1860s; most of which were replaced in the late 19th and early-to-mid 20th century. By 1868, the Southern Pacific Railroad laid tracks down S. 4th Street where it connected to the Santa Clara and Pajaro Valley line—a development that triggered the industrial development here. A number of breweries were established in this area during the second half of the 19th century. San Jose Brewery was set up by Phillip Doerr at the southern end of the subject block around 1870. It was soon surrounded by small cottages which likely served as workers' housing.[1] The 1891 Sanborn map illustrates a number of almost identical cottages, one- or two-story with full-width front porches, lined up along S. 4th Street.

According to the 1891 Sanborn map, a rear alleyway bisected the block north to south, and most likely connected the San Jose Brewery to the working housing along the street. The southern half of the alleyway behind the subject parcels was converted to a corral by 1915.[2] As the breweries moved out of downtown, the subject block was infilled with single-family houses and some multi-family buildings in the early 20th century.[3]

(See Continuation Sheet.)

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

***B12. References:**
See Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** TreanorHL
***Date of Evaluation:** June 26, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description, Continued:**

Sheltered below this porch are two single wood doors providing access to the residential units. A multi-lite, wood-sash fixed window with decorative wood shutters is to the north of the porch. Three multi-lite, wood-sash casement windows punctuate the second floor. The central window is slightly narrower and has a single wood shutter. At the north end, an arched doorway with tile cap and a wood fence door provides access to the side yard.

The most prominent feature of the north façade is the projecting brick chimney at the east end. Several one-over-one, double-hung, wood-sash windows punctuate this façade: four on the first floor and three on the second floor. A projecting second floor massing towards the west end has a wood-sash multi-lite slider.

The rear (west) façade has three rectangular, one-over-one, wood-sash windows on each floor. A narrow rectangular went is located right below the gable. A single wood door with a glass panel is at the northwest corner. It is sheltered by a tile-clad awning supported by decorative wood brackets.

The south façade has a single wood door with a glass panel and five windows on the first floor. The door has a tile awning with brackets, identical to the one on the rear façade. Four windows punctuate the second floor. All windows are rectangular, one-over-one, and wood-sash with narrow trim. Three vents with pyramidal caps are below the gable. Overall, the building is in good condition.

***B6. Construction History, Continued:**

The two-story, three-unit building was constructed in 1939 by contractor Volney F. Van Dalsem for owner L. S. Davis. The property record card issued by the Santa Clara Assessor's Office also confirms this date.[4] Even though the *City of San Jose Historic Resources Inventory* notes the construction date as ca. 1920, the original construction permit provides the exact date.[5] The building first appears on the 1940 city directory and 1950 Sanborn map. A single-family residence at 465 S. 4th Street occupied by the Davis family was on this lot before, which can be found on the earlier maps and directories. Below is a list of building permits on file and a summary of what the permit work entailed.[6]

1939	Permit application to construct a three-family residence by contractor V. F. Van Dalsem. Owner was noted as L. S. Davis. Permit No. 7846.
2000	Reroofing. Permit No. B005B755.

***B10. Significance, Continued:**

Even though the first multi-family houses on the subject block appeared after 1929, during a period when the City was encouraging high-density infill development, their construction accelerated after World War II.[7] According to the 1950 Sanborn map, two- or three-unit residential buildings with smaller footprints appeared along S. 4th Street while nine- or ten-unit apartment buildings were developed on S. 3rd Street.[8] Constructed in 1939, the three-unit residence at 465-469 S. 4th Street belongs to this wave of development. Early examples of multi-family housing were usually associated with local architects who designed in the Modern architectural styles; however, by the mid-1960s, new developments lost their quality of design and reflected the rapid suburbanization of the region.[9]

***B10. Significance, Continued:**

Historic Context

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south. By 1850 the city limits of San Jose had been established by a series of grid surveys. The grid established during the original surveys in 1847 and 1848 extended from Market to 8th streets, and from Julian to Reed streets—which covers the subject block. Although later surveys expanded the city limits in all directions, the actual settlement was limited to three or four blocks from the commercial district centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.[10]

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of San Jose. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investments in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core. Most of the undeveloped land within the city limits was subdivided and filled with homes by the late 19th century and new suburban tracts were being subdivided.[11]

By the turn of the century, orchard products dominated the local economy. Fruit production and the fruit industry peaked in the 1920s when Santa Clara County became known as the Valley of the Heart's Delight; numerous food processing and canning companies located in the valley processed and packaged the produce. San Jose became the financial and business center of a vast agricultural area. The orchards and the associated industry and infrastructure were the leading sources of employment in San Jose and its surroundings until the early 1950s. The growth of the city was also spurred by three major projects during the first half of the 20th century: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. Population growth continued to expand the urban boundaries as orchards were replaced by residential developments.[12] The population was not only evident in the suburbs. Within the city limits, formally encouraged by the City of San Jose's, by apartment buildings started to be constructed on vacant lots and/or they replaced single-family houses in residential neighborhoods.[13]

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.[14]

Following World War II, modern design dominated new residential development. Residential development of this period was typically of low density, single-family detached housing. The central portions of the city had developed over the previous 100 years, starting with California statehood in 1850. While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater frame area of the downtown.[15]

***B10. Significance, Continued:**

The municipal boundaries of the City of San Jose spread from 17 square miles in 1950 to over 120 square miles in 1970. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region.[16] When he took his position as City Manager in 1950, San Jose was a tightly-knit city of 92,000 residents within 17 square miles. When Dutch Hamann retired in 1969, San Jose had become a major metropolis of 460,000 residents within 135 square miles.[17]

From his earliest days Hamann recognized the automobile's role in shaping his city's future and made automobile-related infrastructure the centerpiece of his capital improvement plans throughout his administration.[18] In the 1950s and the 1960s, residential subdivisions and shopping centers replaced orchards at an amazing speed. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and automobile salesrooms.[19] The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.[20]

San Jose State University
The history of San Jose State University began in 1857 with Minn's Evening Normal School in San Francisco. This city school became a state school in 1862 and relocated to San Jose at Washington Square in 1870. The site bounded by S. 4th, San Fernando, S. 7th, and San Carlos streets was donated by the City of San Jose.[21] The school changed its name to San Jose State Teachers College in 1921, San Jose State College in 1934, California State University, San Jose in 1972, and finally to San Jose State University in 1974. The increased post-war enrollment and related construction in Modernist styles resulted in expansion of the campus during the second half of the 20th century.[22] The increased enrollment also coincided with the increase in apartment construction in downtown and around the campus during these decades.[23]

Breweries in San Jose
The earliest breweries in San Jose were established in the 1850s by German immigrants. These breweries were usually surrounded by small cottages which likely served as housing for the workers. *History of Santa Clara County* (published in 1881) lists four breweries in downtown San Jose: Eagle Brewery at Market and San Antonio, established in 1853; Krumbs' Brewery started in 1856 at Market and Santa Clara; Lion Brewery (originally established by Philip Doerr as San Jose Brewery) at William and 4th streets; and the most extensive one, Fredericksburg Brewery established in 1869. A recent newspaper article states that at the height of the local brewing boom in the 1870s and 1880s, there were seven or more breweries competing in San Jose. The industrial uses like breweries moved out of the downtown area in the early 20th century and the remaining parcels were infilled with single- or multi-family residential development over time.[24]

Architect/Builder
465-467-469 S. 4th Street was constructed by Volney F. Van Dalsem in 1939. A lifelong resident of San Jose, Dalsem (1891-1977) was listed as a carpenter, a building contractor, and a salesman at various real estate companies in censuses and city directories.

***B10. Significance, Continued:**

Spanish Colonial Revival Architectural Style

The Spanish Colonial Revival style was especially influential in California during the 1920s and 1930s. Characteristics of the style include:

- One or two story with rectangular, "U" or irregular plan and symmetrical or asymmetrical massing,
- Low-pitched gable or cross-gable roof with Spanish tile (little or no eave extension) or flat roof with parapet (some with tile coping),
- Flat stucco walls with smooth or textured finish,
- Decorative wall surfaces, using tile or low-relief terra-cotta sculpture,
- Round-arched openings,
- Porches supported by large, square piers or simple tile roof hood over door,
- Recessed windows and doors,
- Wood casement windows often in groups, especially on the front elevation (prominent window(s) on front may have wood or wrought iron grill or classical ornamentation),
- Front and/or interior patios, often surrounded by stucco wall, and,
- Decorative details that might include wrought-iron for balcony and porch railings, quatrefoil window, buttressed corners. [25]

Occupants[26]

The Davis family, who owned the previous building on this lot, had lived at 465 S. 4th Street from 1940 to 1950, as the longest residing occupants at the building. The residents of the other units changed more frequently.

Dates	Occupants (from left to right 465; 467; 469)
1940	Lewis S. & Ethel Davis; Jack M. Garrett; unknown
1941	Lewis S. & Ethel Davis; John G. & Eleanor Hornall; Geannie McVan
1943	Lewis S. & Ethel Davis; Winona Shepherd; W. L. Rasmussen
1945	Lewis S. & Ethel Davis; H. A. Barnick; F. E. Hamilton
1950	Lewis S. & Ethel Davis; Elsie W. Heilge; E. F. Denton Jr.
1955	Marguritte O'Carroll; B. J. Gehon; Wesley J. Fredericksen
1957	Marguritte O'Carroll; Richard E. Matlock; Harry R. Stephens
1960	Novie Jane Cunningham; Richard E. Matlock & Beverly Shrodes; Barbara J. Fernandez
1965	Andrea Elliott; David Falk; Vacant
1970	David F. Newbarr; Joanne Minsky; Patsy Curtis

Dates	Occupants (from left to right 465; 467; 469)
1973	Sue Collier; Richard T. Piche; Vacant
1977	Albert Fuentes; Steve Wessel; Patricia G. Lopes
1979	Bob Dawson; Billy Wessel; Viet Van Nguyan

Current Historic Status

The property has been identified on the San Jose Historic Resources Inventory as an Identified Site/Structure.

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The multi-family residential building at 465-469 S. 4th Street was constructed in 1939 during a period when the City of San Jose was encouraging high-density infill development. It replaced one of the late 19th century dwellings along the street. However, the subject building is not individually representative of any important patterns of development within the greater downtown area or San Jose. It is not associated with the residential development of the neighborhood in an individually significant way. The multi-family buildings as infills or replacements were encouraged starting in the late 1920s, so the subject property followed an already established trend in downtown San Jose. The property is not individually associated with the midcentury apartment boom near SJSU since it was constructed before the university's increased post-war enrollment. Research has not revealed an important association between the building and San Jose's early- to mid-20th century growth or with any other historic context. Therefore, it does not appear individually eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the occupants have been identified as important to the history of San Jose or California. Therefore, the building does not appear individually eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

465-469 S. 4th Street is a modest Spanish Colonial Revival building. Although it embodies some characteristics of the style, such as stucco cladding, tile-clad cross gable roof, exposed rafter ends, and wood casement windows on the front elevation; it is not an exemplary representative of the style. The subject building is of common construction and materials with no notable or special attributes, and the structure does not possess high artistic value. It was constructed in 1939 by Volney F. Van Dalsem who worked as a carpenter, building contractor, and real estate salesman. Dalsem is not considered a master. Therefore, the building at 465-469 S. 4th Street does not appear individually eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. The building does not appear individually eligible for listing on the NRHP or CRHR under Criterion D/4.

***B10. Significance, Continued:**

Integrity
The building at 465-469 S. 4th Street retains integrity of location since it has not been moved. It retains its integrity of association and feeling since it has been used as a multi-family building since its construction. The building has not received any significant additions or alterations, so it retains sufficient integrity of design, materials, and workmanship. Integrity of setting has been compromised by construction of the adjacent apartment building at 475 S. 4th Street as well as nearby residential and commercial development.

San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*
   The subject building does not have a significant character, interest or value to the residential development of downtown San Jose. Although it was constructed when high density development was encouraged by the City, it does not individually appear to be an important part of the city's history. The multi-family buildings as infills or replacements were encouraged starting in the late 1920s, so the subject property followed an already established trend in downtown San Jose. It is also not individually associated with the midcentury apartment boom near SJSU since it was constructed before the university's increased post-war enrollment. The building does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*
   The building is not linked specifically to any significant historic events. The building does not appear to be eligible 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.*
   There is no person of significance individually associated with the building. The building does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*
   While the building is associated with downtown San Jose's residential development during the second quarter of the 20th century, it does not individually reflect the cultural, economic, social, or historic heritage of San Jose. The building does not appear to be eligible 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.*
   Designed in the Spanish Colonial Revival architectural style, the subject building does not appear to portray the environment of a group of people in an era of history through its architectural style. It is a modest example of the style with no notable or special attributes. The building does not appear to be eligible as a City Landmark under Criterion 5.

***B10. Significance, Continued:**

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*
   Constructed as a multi-family residential building in 1939, 465-469 S. 4th Street does not embody distinguishing characteristics of an architectural type or specimen. It is a modest, three-unit residential building typical of its type or period as it is of common construction and materials with no notable or special attributes. The building does not appear to be eligible 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 Jose.*
   No architect, designer or builder has been identified for the property. The building does not appear to be eligible 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.*
   The building did not make use of architectural innovations, but rather used typical building materials and details of the time. The building does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, the building at 465-469 S. 4th Street cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP, CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

***B12. References (Endnotes):**

[1] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* June 7, 2017 (revised February 15, 2019), 11-12.

[2] Sanborn Fire Insurance Maps, 1891 and 1915.

[3] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 11-12.

[4] Santa Clara County Assessor's Office. Although the Archives & Architecture report notes an earlier construction date for this property (1922), the building permit found at the City website and the city directories of the period also confirm the 1939 construction date.

[5] *City of San Jose Historic Resources Inventory*; Sanborn Maps; San Jose City Directories.

[6] City of San Jose Online Permits.

[7] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project*, 13.

[8] Sanborn Fire Insurance Maps, 1950.

[9] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 13.

[10] Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose,* March 30, 1992, 12-13.

[11] Ibid., 9-12.

[12] Ibid., 9; PAST Consultants, *San Jose Modernism, Historic Context Statement,* June 2009, 12-14.

***B12. References (Endnotes), Continued:**

[13] Sanborn Fire Insurance Maps, 1891, 1915 and 1950; Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 13.

[14] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* December 2004 (Revised February 2012), 46-47.

[15] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003),15.

[16] PAST Consultants*, San Jose Modernism,* 26-27.

[17] Ibid., 38.

[18] Ibid., 28.

[19] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* 46-47.

[20] Ibid., 26-27.

[21] "Planting a tree: a brief history of SJSU," https://www.sjsu.edu/people/annette.nellen/website/overview.pdf (accessed June 23, 2020).

[22] PAST Consultants*, San Jose Modernism,* 58-59.

[23] Franklin Maggi, Archives & Architecture, *Metro Station Apartments, 439 South Fourth St., San Jose, CA DPR Form,* June 1, 2017.

[24] J. P. Munro-Fraser, *History of Santa Clara County, California* (San Francisco: Alley, Bowen & Co., 1881), 522-523; Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 12-13; Scott Herhold, "The origins of beer in Santa Clara County," *The Mercury News,* July 30, 2014.

[25] Ibid., 29.

[26] San Jose City Directories unless noted.

State of California ⍰ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 **of** 10 ***Resource Name or #:** (Assigned by recorder) 475 S. 4th Street
P1. Other Identifier:

***P2. Location:** **Not for Publication** ✓ **Unrestricted**

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

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

c. Address 475 S. 4th Street City San Jose Zip 95112

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, decimal degrees, etc., as appropriate)
APN 467-47-092

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

The two-story multi-family building at 475 S. 4th Street is located on the western side of S. 4th Street between E. San Salvador Street to the north and E. William Street to the south. A low brick planter and lawn is in front of the building which is set back approximately 10 feet from sidewalk. An asphalt-paved driveway with a metal gate to the north provides access to the carport under the apartment building. A concrete masonry block wall and metal fence surround portions of the site. The surrounding area consists of a mix of residential (both single- and multi-family) and commercial buildings. The San Jose State University campus is a block north.

Constructed in 1960, this two-story, Midcentury Modern multi-family building is almost U-shaped in plan with the shorter arm parallel to S. 4th Street. It is of wood-frame construction with stucco cladding and a low-pitched hipped roof with wide eave overhangs. An asphalt driveway and a metal gate lead to the asphalt-paved courtyard. Carports are tucked under the west and south sections of the building at the rear. (See Continuation Sheet.)

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



***P3b. Resource Attributes:** (List attributes and codes)

***P4. Resources Present:** ✓ Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)
The front (east) façade of 475 S. 4th Street, TreanorHL, June 2020.

***P6. Date Constructed/Age and Source:** ✓ Historic Prehistoric Both
1960, Assessor's Office

***P7. Owner and Address:**

***P8. Recorded by:** (Name, affiliation, and address)
TreanorHL
460 Bush Street San Francisco, CA

***P9. Date Recorded:** June 26, 2020

***P10. Survey Type:** (Describe)
Intensive survey

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
TreanorHL, *459-475 S. 4th Street, San Jose, CA, Historic Resources Assessment – Draft,* 6/26/2020

***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):

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 475 S. 4th Street ***NRHP Status Code**
Page 2 **of** 10

B1. Historic Name:
B2. Common Name: 475 S. 4th Street
B3. Original Use: Residential B4. Present Use: Residential
***B5. Architectural Style:** Midcentury Modern
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed in 1960. (See Continuation Sheet.)

***B7. Moved?** ✓ **No** **Yes** **Unknown** **Date:** **Original Location:**
***B8. Related Features:**

B9a. Architect: b. Builder:
***B10. Significance: Theme** **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.)

Site History

The subject block was first developed with small, wood frame residential structures by the 1860s; most of which were replaced in the late 19th and early-to-mid 20th century. By 1868, the Southern Pacific Railroad laid tracks down S. 4th Street where it connected to the Santa Clara and Pajaro Valley line—a development that triggered the industrial development here. A number of breweries were established in this area during the second half of the 19th century. San Jose Brewery was set up by Phillip Doerr at the southern end of the subject block around 1870. It was soon surrounded by small cottages which likely served as workers' housing.[1] The 1891 Sanborn map illustrates a number of almost identical cottages, one- or two-story with full-width front porches, lined up along S. 4th Street.

According to the 1891 Sanborn map, a rear alleyway bisected the block north to south, and most likely connected the San Jose Brewery to the working housing along the street. The southern half of the alleyway behind the subject parcels was converted to a corral by 1915.[2] As the breweries moved out of downtown, the subject block was infilled with single-family houses and some multi-family buildings in the early 20th century.[3]

(See Continuation Sheet.)

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

***B12. References:**
See Continuation Sheets.

B13. Remarks:

***B14. Evaluator:** TreanorHL
***Date of Evaluation:** June 26, 2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



***P3a. Description, Continued:**

The street facing façades have brick cladding up to approximately 3 feet. The primary window type is two- or three-part aluminum slider with no trim; the three-part ones have a central fixed pane.

The front (east) façade is arranged symmetrically with two rows of four windows punctuating this wall: two three-part windows at the center flanked by two-part sliders. Each column of windows is framed by slightly projecting narrow bands running from roof down to the brick cladding. A pair of simple stucco decorative features at the center (a diamond with horizontal bands on each side) and metal railings below two-part windows adorn this façade. A low, full-width brick planter, several pipes, downspouts, security cameras, and a utility box attach to this wall.

The north façade facing street has three windows at each level. The north and east façades facing the courtyard have an open corridor with a simple metal railing that provides access to the second floor units. A metal staircase with concrete steps is located at the north end and a wood staircase at the east end. Residential units have single wood panel doors and a mix of two- and three-part sliders.

The modest south façade features two rows of rectangular windows and several downspouts. Overall, the building is in fair condition.

***B6. Construction History, Continued:**

No building permits associated with the initial construction were found for the property. The Assessor's Office records note the construction date as 1960.[4] A comparison of the 1956 and 1960 aerial photographs of the area also confirm this date since the building first appears on the 1960 aerial view.[5] The earliest permit on file, for reroofing, is from 1980. Below is the construction chronology with a list of building permits on file with the City of San Jose and a summary of what the permit work entailed.[6]

1960	The three-story apartment building was constructed.
1980	Reroofing. Permit No. 25885.
1992	Repair termite damage at Unit #1. Permit No. 920-2030DT.
1995	Permit application to repair fire damage. Permit No. 9501433.
1996/1997	Balcony with dry rot was removed and replaced: no change to structural or appearance. Permit No. B9670611.
1999	Reroofing. Permit No. B99-65741.

***B10. Significance, Continued:**

Even though the first multi-family houses on the subject block appeared after 1929, during a period when the City was encouraging high-density infill development, their construction accelerated after World War II.[7] According to the 1950 Sanborn map, two- or three-unit residential buildings with smaller footprints appeared along S. 4th Street while nine- or ten-unit apartment buildings were developed on S. 3rd Street.[8] Early examples of multi-family housing were usually associated with local architects who designed in the Modern architectural styles; however, by the mid-1960s, new developments lost their quality of design

***B10. Significance, Continued:**

and reflected the rapid suburbanization of the region.[9] The apartment building at 475 S. 4th Street was constructed in 1960, during this era, and does not reflect the architectural quality of the earlier examples.

Historic Context

The City of San Jose developed around the pueblo of San Jose which was, in the 1790s, between First Street and the *acequia*, a waterway connecting to the Guadalupe River. Many of the structures associated with the pueblo would be located around what today are Market, San Pedro and Santa Clara streets, with pueblo lands extending to St. James Street to the north and to William Street to the south. By 1850 the city limits of San Jose had been established by a series of grid surveys. The grid established during the original surveys in 1847 and 1848 extended from Market to 8th streets, and from Julian to Reed streets—which covers the subject block. Although later surveys expanded the city limits in all directions, the actual settlement was limited to three or four blocks from the commercial district centered at the intersection of Market and Santa Clara streets. Surrounding this hub of commerce were agricultural lands to the north and east with residential development extending out from the commercial district.[10]

San Jose began to draw more residents from the East Coast as well as immigrants from Europe and China in the 1860s. Completed in 1864, the railroad between San Francisco and San Jose accelerated commercial development of San Jose. The city became part of the national economy by opening new markets for the agricultural and manufacturing production of the surrounding valley. The public and private investments in infrastructure (natural gas service, piped water, and sewers) resulted in a construction boom in the central core. Most of the undeveloped land within the city limits was subdivided and filled with homes by the late 19th century and new suburban tracts were being subdivided.[11]

By the turn of the century, orchard products dominated the local economy. Fruit production and the fruit industry peaked in the 1920s when Santa Clara County became known as the Valley of the Heart's Delight; numerous food processing and canning companies located in the valley processed and packaged the produce. San Jose became the financial and business center of a vast agricultural area. The orchards and the associated industry and infrastructure were the leading sources of employment in San Jose and its surroundings until the early 1950s. The growth of the city was also spurred by three major projects during the first half of the 20th century: the development of the water conservation program, the connection of the Bayshore Freeway between San Jose and San Francisco, and the establishment of Moffett Field as a Navy dirigible base. Population growth continued to expand the urban boundaries as orchards were replaced by residential developments.[12] The population was not only evident in the suburbs. Within the city limits, formally encouraged by the City of San Jose's, by apartment buildings started to be constructed on vacant lots and/or they replaced single-family houses in residential neighborhoods.[13]

Soon after World War II, the business community launched an active campaign to attract new non-agricultural industries to Santa Clara County. By the 1960s, Santa Clara County's economic base was dependent upon the electronic and defense industries. Attracted by the increasing job market, the population of the Santa Clara Valley experienced phenomenal growth after 1950.[14]

Following World War II, modern design dominated new residential development. Residential development of this period was typically of low density, single-family detached housing. The central portions of the city had developed over the previous 100 years, starting with California statehood in 1850.

***B10. Significance, Continued:**

While the rest of San Jose expanded after 1950, the central city core remained largely intact, leaving a good record of the first century of American development patterns within the greater frame area of the downtown.[15]

The municipal boundaries of the City of San Jose spread from 17 square miles in 1950 to over 120 square miles in 1970. A.P. "Dutch" Hamann was appointed as City Manager in 1950. Recognizing the city's expansion potential and the changing commercial and industrial base of the Santa Clara Valley, Hamann embarked on an aggressive annexation program to make San Jose the commercial and industrial leader of the region.[16] When he took his position as City Manager in 1950, San Jose was a tightly-knit city of 92,000 residents within 17 square miles. When Dutch Hamann retired in 1969, San Jose had become a major metropolis of 460,000 residents within 135 square miles.[17]

From his earliest days Hamann recognized the automobile's role in shaping his city's future and made automobile-related infrastructure the centerpiece of his capital improvement plans throughout his administration.[18] In the 1950s and the 1960s, residential subdivisions and shopping centers replaced orchards at an amazing speed. Rural roads were widened into freeways, and expressways and boulevards were lined with restaurants and automobile salesrooms.[19] The growth also flooded the city with examples of Modernist civic, industrial, commercial, and religious buildings.[20]

San Jose State University
The history of San Jose State University began in 1857 with Minn's Evening Normal School in San Francisco. This city school became a state school in 1862 and relocated to San Jose at Washington Square in 1870. The site bounded by S. 4th, San Fernando, S. 7th, and San Carlos streets was donated by the City of San Jose.[21] The school changed its name to San Jose State Teachers College in 1921, San Jose State College in 1934, California State University, San Jose in 1972, and finally to San Jose State University in 1974. The increased post-war enrollment and related construction in Modernist styles resulted in expansion of the campus during the second half of the 20th century.[22] The increased enrollment also coincided with the increase in apartment construction in downtown and around the campus during these decades.[23]

Breweries in San Jose
The earliest breweries in San Jose were established in the 1850s by German immigrants. These breweries were usually surrounded by small cottages which likely served as housing for the workers. *History of Santa Clara County* (published in 1881) lists four breweries in downtown San Jose: Eagle Brewery at Market and San Antonio, established in 1853; Krumbs' Brewery started in 1856 at Market and Santa Clara; Lion Brewery (originally established by Philip Doerr as San Jose Brewery) at William and 4th streets; and the most extensive one, Fredericksburg Brewery established in 1869. A recent newspaper article states that at the height of the local brewing boom in the 1870s and 1880s, there were seven or more breweries competing in San Jose. The industrial uses like breweries moved out of the downtown area in the early 20th century and the remaining parcels were infilled with single- or multi-family residential development over time.[24]

***B10. Significance, Continued:**

Architect/Builder
The research did not reveal any architects or builders associated with the initial design and/or construction of the building.

Midcentury Modern Architectural Style
Generated by a rejection of all historical references, the modern architectural styles were prevalent in San Jose from ca. 1930 to the 1950s an later.[25] Especially during the decades following the end of World War II, the Midcentury Modern and late interpretations of the International Style was applied to everyday residential, commercial, and institutional buildings. Less expensive and stripped-down version of the style was favored by builders who preferred inexpensive building materials, maximized square footage, and quick construction methods.[26] These buildings were mostly infill construction with simple forms, stucco cladding, and inexpensive building materials as in the case of 475 S. 4th Street. Character-defining features of the style include:

- Flat roofs,
- Prominent, built-in garages,
- Asymmetrical massing and forms, and,
- Metal or wood window frames.[27]

Occupants[28]

Dates	Occupants
1960	Robert E. Davis, Charles E. & Caroline E. Rodgers, William J. Sisk & Jim Nelson, Jan Alexander, Greg J. Knowlton & Robert Payne, Sharon M. Meyer, Linda M. Smith & Don Slaten, DeVore Plumbe & Douglas Coleman, Darlene Lynn, Robert J. Vollmer, Kenneth D. Berna
1965	Wayne Morelini, Gary Silverstein, Vacant, Roland Dolan, Joan E. Carlsin, Janet Roth, Linda Miller, Vacant, Albert Korbus, Harley Merritt, Bruce Macpherson, Arlene McCabe
1970	No return, David C. Frisbee, Charles T. Pankow, Sue Sargentine, Maxine S. Kurahara, Robert Cable, Manuel Uribe, Sharon Rittmiller, Robert Darnstaat, Mary Ruiz, J. Tarter, Ann S. Dewberry
1977	Frank L Robertson, Doan Cuong Phu, Willaim Ott, L. Nguyen, Robert T. Cole, K. M. Patel, Ingard K Reinhartt, Lylla R. Metry, P. Beacock, Kenneth R Reichert, Robert Foster, Nathalie De Krokhaleff
1979	Frank L Robertson, Doan Cuong Phu, Willaim Ott, Phu Pham, L. E. Hang, K. M. Patel, Nhatti Pham, Lylla R. Metry, Alice T. Foster, Narendra Patel, Robert Foster, Nathalie De Krokhaleff

Current Historic Status

The property has not been identified on the San Jose Historic Resources Inventory.

***B10. Significance, Continued:**

NRHP/CRHR Evaluation

Criterion A/1 – Association with significant events

The apartment building at 475 S. 4th Street was constructed in 1960 during the postwar population growth in San Jose. To accommodate this growth, apartment buildings were constructed on vacant lots or replacing single-family houses in residential neighborhoods within the city boundaries. Even though 475 S. 4th Street, which also replaced two early 20th century dwellings on site, was built during this period; it is not associated with the residential development of the neighborhood or San Jose in an individually significant way. Within the broader context of the downtown's mid-20th century residential development, the building does not appear notable. The property is not individually associated with the midcentury apartment boom near SJSU since the demand for student housing was reduced by the 1960s and the subject building was one of the later apartment buildings constructed during the post-war era. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion A/1.

Criterion B/2 – Persons

No persons of known historical significance appear to have been associated with the subject property. None of the occupants have been identified as important to the history of San Jose or California. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion B/2.

Criterion C/3 – Architecture and Construction

The apartment building at 475 S. 4th Street does not appear to be a significant example of an architectural type. The research did not reveal any design professionals associated with the initial design and/or construction of the building. It fails to be the work of a master, or architecturally significant in any other respect. The building appears to be of common construction and materials with no notable or special attributes. It does not possess high artistic value. Even though it displays some characteristics of the Midcentury Modern architectural style, the building is not architecturally significant within the larger context of post-war Midcentury Modern architecture in San Jose. It is a stripped-down version of the style and not a distinguished example among apartment buildings from this period. Therefore, the property does not appear individually eligible for listing on the NRHP or CRHR under Criterion C/3.

Criterion D/4 – Information Potential

Archival research provided no indication that the subject property has the potential to yield information important to the prehistory or history of the local area, California, or the nation. It does not appear individually eligible for listing on the NRHP or CRHR under Criterion D/4.

Integrity

The building retains integrity of location since it has not been moved. The building retains its integrity of association and feeling since it has been used as an apartment building since its construction. Although the building received repairs and reroofed over time, it retains the integrity of design, materials, and workmanship. Integrity of setting has been slightly compromised by nearby residential and commercial development.

***B10. Significance, Continued:**

San Jose City Landmark Evaluation

1. *Its character, interest or value as part of the local, regional, state or national history, heritage or culture.*
   Although the building was constructed during the mid-20th century population growth and residential development of downtown San Jose, it does not individually appear to be an important part of the city's history. The property is not individually associated with the midcentury apartment boom near SJSU since the demand for student housing was reduced by the 1960s and the subject building was one of the later apartment buildings constructed during the post-war era. Within the broader context of the downtown's mid-20th century residential development, the building does not appear notable. The building does not appear to be eligible as a City Landmark under Criterion 1.

2. *Its location as a site of a significant historic event.*
   The property is not linked specifically to any significant historic events. The building does not appear to be eligible 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.*
   There is no person of significance individually associated with the property. The building does not appear to be eligible as a City Landmark under Criterion 3.

4. *Its exemplification of the cultural, economic, social or historic heritage of the City of San Jose.*
   While the building was constructed as part of the mid-20th century residential development in downtown San Jose, it does not individually reflect the cultural, economic, social, or historic heritage of San Jose. The building does not appear to be eligible 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.*
   The design of the building was influenced by the Midcentury Modern style; however, it is a stripped-down version of the style and not a good representation. The building is not architecturally significant within the larger context of post-war Midcentury Modern architecture in the city; downtown San Jose has better examples of the style. Therefore, the building does not appear to be eligible as a City Landmark under Criterion 5.

6. *Its embodiment of distinguishing characteristics of an architectural type or specimen.*
   Constructed in 1960 as a multi-family residential building, the property is a rudimentary example of a mid-20th century apartment building. It does not embody distinguishing characteristics of an architectural type. The building does not appear to be eligible 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 Jose.*
   No architect, designer or builder has been identified for the property. The building does not appear to be eligible as a City Landmark under Criterion 7.

***B10. Significance, Continued:**

8. *Its embodiment of elements of architectural or engineering design, detail, materials or craftsmanship which represents a significant architectural innovation or which is unique.*
   The property did not make use of architectural innovations, but rather used typical building materials and details of the time. The building does not appear to be eligible as a City Landmark under Criterion 8.

In conclusion, the property at 475 S. 4th Street cannot be considered a historic resource since it does not appear individually eligible for listing on the NRHP, CRHR or as a City of San Jose Landmark as it does not have significance under any criteria.

***B12. References (Endnotes):**

[1] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* June 7, 2017 (revised February 15, 2019), 11-12.

[2] Sanborn Fire Insurance Maps, 1891 and 1915.

[3] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 11-12.

[4] Santa Clara County Assessor's Office.

[5] Historical Aerials by NETR Online (accessed March 21, 2020).

[6] City of San Jose Permit Center.

[7] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project*, 13.

[8] Sanborn Fire Insurance Maps, 1950.

[9] Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 13.

[10] Glory Anne Laffey (Archives & Architecture), *Historical Overview and Context for the City of San Jose,* March 30, 1992, 12-13.

[11] Ibid., 9-12.

[12] Ibid., 9; PAST Consultants, *San Jose Modernism, Historic Context Statement,* June 2009, 12-14.

[13] Sanborn Fire Insurance Maps, 1891, 1915 and 1950; Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 13.

[14] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* December 2004 (Revised February 2012), 46-47.

[15] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003),15.

[16] PAST Consultants*, San Jose Modernism,* 26-27.

[17] Ibid., 38.

[18] Ibid., 28.

[19] Archives & Architecture, *County of Santa Clara, Historic Context Statement,* 46-47.

[20] Ibid., 26-27.

***B12. References (Endnotes), Continued:**

[21] "Planting a tree: a brief history of SJSU," https://www.sjsu.edu/people/annette.nellen/website/overview.pdf (accessed June 23, 2020).

[22] PAST Consultants, *San Jose Modernism,* 58-59.

[23] Franklin Maggi, Archives & Architecture, *Metro Station Apartments, 439 South Fourth St., San Jose, CA DPR Form,* June 1, 2017.

[24] J. P. Munro-Fraser, *History of Santa Clara County, California* (San Francisco: Alley, Bowen & Co., 1881), 522-523; Archives & Architecture, *Historic Resource Evaluation, South Fourth Street Mixed Use Project,* 12-13; Scott Herhold, "The origins of beer in Santa Clara County," *The Mercury News,* July 30, 2014.

[25] Ibid., 30-32.

[26] Mary Brown, *San Francisco Modern Architecture and Landscape Design 1935-1970, Historic Context Statement* (September 30, 2010), 193.

[27] Winter & Company, *Your Old House: Guide for Preserving San Jose Homes* (August 2003), 32.

[28] San Jose City Directories unless noted.

PROJECT DRAWINGS

The Mark - Urban Catalyst

SD permit resubmittal - November 04, 2020



BDE ARCHITECTURE

URBAN CATALYST

Civil Engineering Associates

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners

459 & 475 S. 4th Street
San Jose, CA

SP20-021

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TEL: 510.208.5005
Contact: Shannon Burry

PROJECT DESCRIPTION

PROJECT DESCRIPTION
THE MARK IS A HIGHRISE MULTIFAMILY BUILDING IN THE DOWNTOWN CORE WITH 240 UNITS RANGING FROM 1 TO 4 BEDROOMS. THE DESIGN AND AMENITIES ARE ALL STUDENT FOCUSED. AMENITIES INCLUDE STUDY ROOMS, A GYM, GATHERING AREAS ON EACH FLOOR AND AN AMENITY DECK ON THE ROOF. THE HIGHEST POINT ON THE BUILDING IS 274 FEET. THE PROJECT INCLUDES A TDM PLAN AND OFFSITE PARKING ARRANGEMENT.

PLANNING CODE SUMMARY

ASSESSOR PARCEL:	467-47 057 & 092
PROJECT ADDRESS:	459 & 475 S. 4TH STREET
ZONING DISTRICT:	DOWNTOWN GENERAL PLAN DESIGNATION CURRENT:COMMERCIAL GENERAL (CG) PER AB 3194: DC DOWNTOWN COMMERCIAL ZONE
FAR LOT AREA: LOT COVERAGE:	18 19,593 SF (0.45 AC) 91% = 17,778 SF BUILDING FOOTPRINT / 19,953 SF LOT AREA
GROSS SQUARE FEET OF CONSTRUCTION:	355,888 SF
UNITS:	240 DU (533 DU/AC)
SETBACKS:	REAR 14'-5" (AVERAGE) SIDE 14'-6" (AVERAGE)
BICYCLE PARKING REQUIRED:	60 -1 SPACE PER 4 UNITS PER TABLE 20-210
BICYCLE PARKING PROVIDED:	60 SECURE ON-SITE BIKE STALLS
VEHICLE PARKING REQUIRED:	192 SPACES -1 SPACE PER UNIT PER TABLE 20-140 = 240 SPACES -20% REDUCTION PER SECTION 20.90.220.a.1 = 192 SPACES
VEHICLE PARKING PROVIDED:	PROJECT IS PROVIDING ATLEAST 20 AND UP TO 95 SPACES ON-SITE WITH THE USE OF STACKERS. THE PARKING WILL ALSO COMPLY WITH THE FOLLOWING CODE SECTIONS EVSE SPACES (10% REQ'D PER CGBC 4.106.4.2.) EV READY (20% REQ'D PER CGBC 4.106.4.2.) EV CAPABLE (70% REQ'D PER CGBC 4.106.4.2.) CLEAN AIR PER CGBC TABLE 5.106.5.2 ADA SPACES (5% REQ'D PER CBC 1109A.5) 97 - 172 SPACES PROVIDED OFF SITE
RESIDENTIAL PERMIT PARKING:	PROJECT HAS VOLUNTARILY REMOVED ITSELF FROM PARTICIPATING IN THE RPP. LEASE AGREEMENTS WILL ENFORCE THAT REMOVAL BY STRICLY PROHIBITING TENANTS FROM APPLYING FOR RPP

BUILDING CODE SUMMARY

STORIES: CONSTRUCTION TYPE:	23 STORIES TYPE IA, FULLY SPRINKLERED
BUILDING HEIGHT:	274'-0" T.O. STRUCTURE (HIGH-RISE) 247'-9" HIGHEST OCCUPIED FLOOR
BUILDING USE:	RENTAL HOUSING W/ ACCESSORY USES
OCCUPANCY GROUPS:	R2, ACCESSORY A3 RESIDENTIAL, S-2

ALLOWABLE GROSS FLOOR AREA / HEIGHTS / CONSTRUCTION TYPES

TYPE I-A:
BASE ALLOWABLE AREA PER FLOOR PER CBC TABLE 503
S-2 UNLIMITED S.F.
R-2 UNLIMITED S.F.
A-3 UNLIMITED S.F.

BASE ALLOWABLE HEIGHT & STORIES PER CBC TABLE 503
S-2 UNLIMITED S.F.
R-2 UNLIMITED S.F.
A-3 UNLIMITED S.F.

FIRE-RESISTANCE RATING REQUIREMENTS:

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS PER TABLE 601:

STRUCTURAL FRAME	3-HR	REDUCE TO 1 1/2-HR FOR ROOF SUPPORT
EXTERIOR BEARING WALLS	3-HR	
INTERIOR BEARING WALLS	3-HR	REDUCE TO 1 1/2-HR FOR ROOF SUPPORT
INT. NONBEARING WALLS	0-HR	
FLOOR CONSTRUCTION	2-HR	
ROOF CONSTRUCTION	1 1/2-HR	

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FOR TYPE I-A, III-A AND V-A CONSTRUCTION AND OCCUPANCY PER TABLE 602:

FIRE SEP. DIST.	OCCUPANCIES: GROUP A, M, R-2 & S-2
X < 5	1 HR.
5 ≤ X < 10	1 HR.
10 ≤ X < 30	1 HR.
X ≥ 30	0 HR.

ACCESSIBILITY

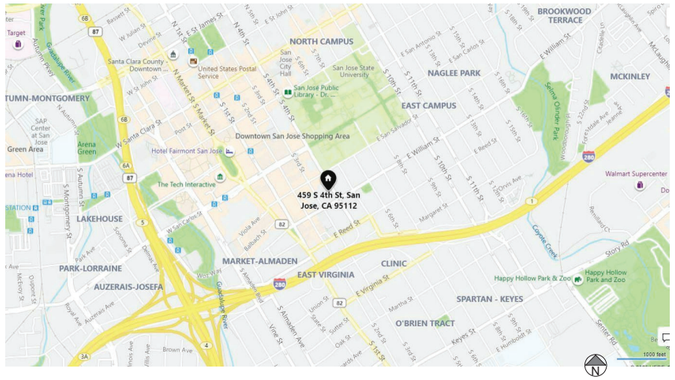
100% OF UNITS SHALL BE ADAPTABLE, PER CBC 2020 CHAPTER 11A
ALL COMMON USE AREAS SHALL BE ACCESSIBLE PER CBC 2020 CHAPTER 11A
ALL PUBLIC AREAS SHALL BE ACCESSIBLE PER CBC 2013 CHAPTER 11B

APPLICABLE CODES

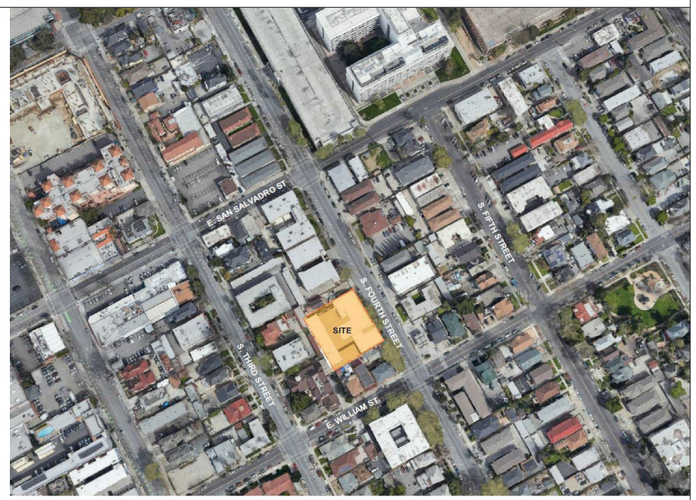
SAN JOSE MUNICIPAL CODE

2019 CALIFORNIA BUILDING CODE & AMENDMENTS (CBC)
2019 CALIFORNIA MECHANICAL CODE & AMENDMENTS (CMC)
2019 CALIFORNIA PLUMBING CODE & AMENDMENTS (CPC)
2019 CALIFORNIA ELECTRICAL CODE & AMENDMENTS (CEC)
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE & AMENDMENTS (CFC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA BUILDING CODE CHAPTER 11A
2019 CALIFORNIA BUILDING CODE CHAPTER 11B
2019 NFPA 13
2019 NFPA 14
2019 NFPA 72

SITE MAP



VICINITY MAP



SHEET INDEX

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ARCHITECTURE

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LANDSCAPE

L10.01	CONCEPTUAL ILLUSTRATIVE PLAN - SITE
L10.02	CONCEPTUAL ILLUSTRATIVE PLAN - 3RD FLOOR COURTYARD
L10.03	CONCEPTUAL ILLUSTRATIVE PLAN - ROOF
L10.04	CONCEPTUAL ILLUSTRATIVE SECTION AND DETAILS
L10.05	CONCEPTUAL TREE DISPOSITION PLAN
L10.06	CONCEPTUAL PLANTING PLAN - SITE
L10.07	CONCEPTUAL PLANTING PLAN - 3RD FLOOR COURTYARD
L10.08	CONCEPTUAL PLANTING PLAN - ROOF
L10.09	CONCEPTAUL NOTES AND PLANTING DETAILS
L10.10	CONCEPTAUL PLANT PALETTE AND NOTES
L10.11	CONCEPTAUL LANDSCAPE IRRIGATION ZONE DIAGRAM - SITE
L10.12	CONCEPTAUL LANDSCAPE IRRIGATION ZONE DIAGRAM - 3RD FLOOR COURTYARD
L10.13	CONCEPTAUL LANDSCAPE IRRIGATION ZONE DIAGRAM - ROOF
L10.14	CONCEPTAUL LANDSCAPE IRRIGATION NOTES, LEGENDS AND DETAILS

CIVIL

C1	EXISTING CONDITIONS & DEMOLITION PLAN
C2	GRADING AND DRAINAGE PLAN
C3	UTILITY PLAN
C4	STORMWATER CONTROL PLAN
C5	STORMWATER CONTROL NOTES & DETAILS
C6	STORMWATER CONTROL NOTES

SAN JOSE HIGH RISE TOWERS

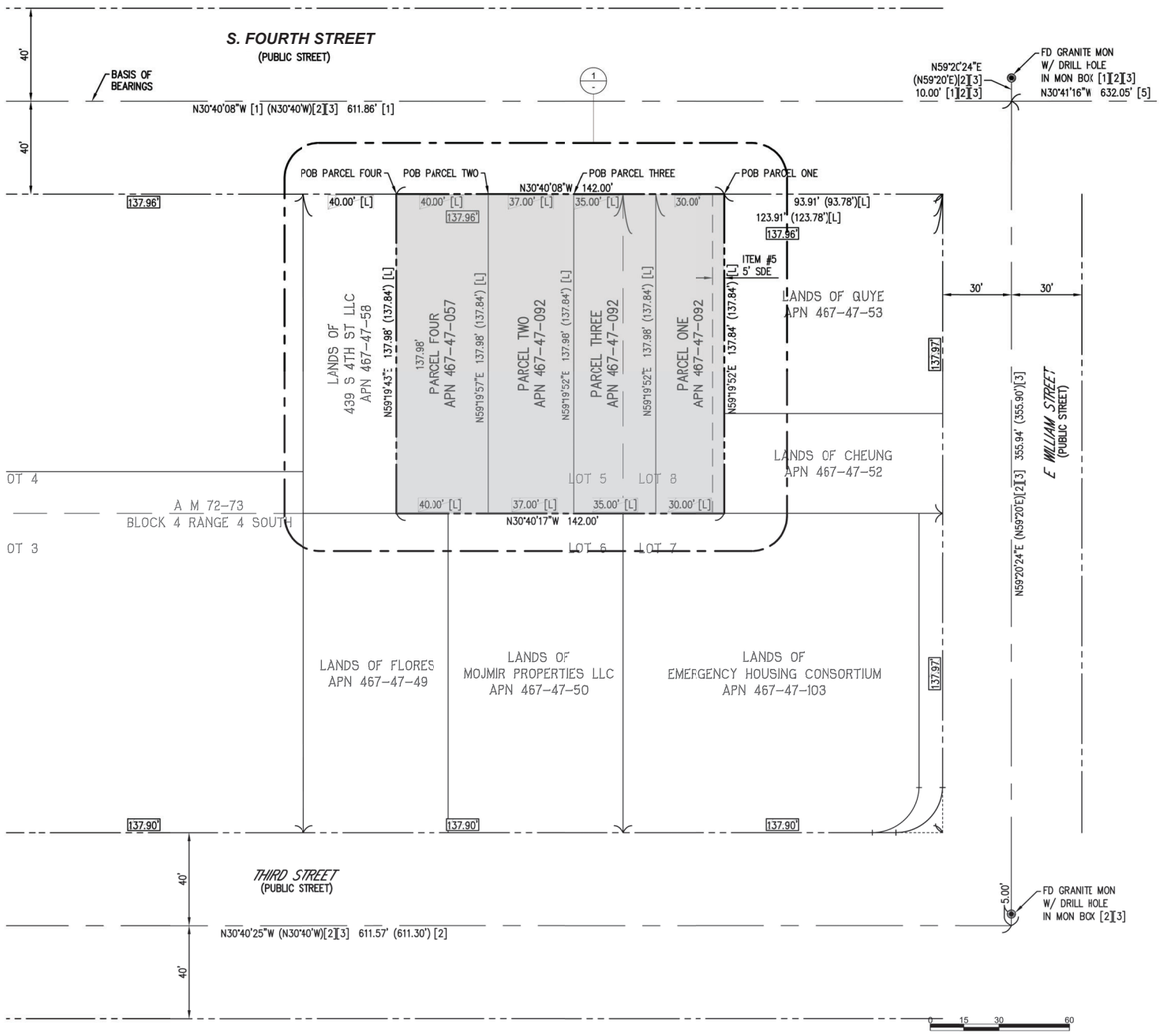
1	88 EAST SAN FERNANDO ST	286 FEET / 22 FLOORS
2	200 EAST SANTA CLARA ST	285 FEET / 18 FLOORS
3	488 SOUTH ALMADEN ST	280 FEET / 19 FLOORS
4	360 MARKET ST	270 FEET / 24 FLOORS
5	301 SOUTH MARKET ST	268 FEET / 27 FLOORS
6	50 WEST FERNANDO ST	261 FEET / 17 FLOORS
7	151 ALMADEN BLVD	260 FEET / 18 FLOORS
8	12 SOUTH 1ST ST	256 FEET / 14 FLOORS
9	170 SOUTH MARKET ST	253 FEET / 22 FLOORS
10	300 SOUTH ALMADEN BLVD	246 FEET / 18 FLOORS
11	1 SOUTH MARKET	238 FEET / 23 FLOORS
12	321 PARK AVE	236 FEET / 16 FLOORS
13	225 WEST SANTA CLARA ST	231 FEET / 16 FLOORS
14	10 SOUTH ALMADEN BLVD	230 FEET / 16 FLOORS
15	88 E. SAN CARLOS ST	210 FEET / 19 FLOORS
16	**THE MARK - 475 FOURTH ST**	**274 FEET / 23 FLOORS**



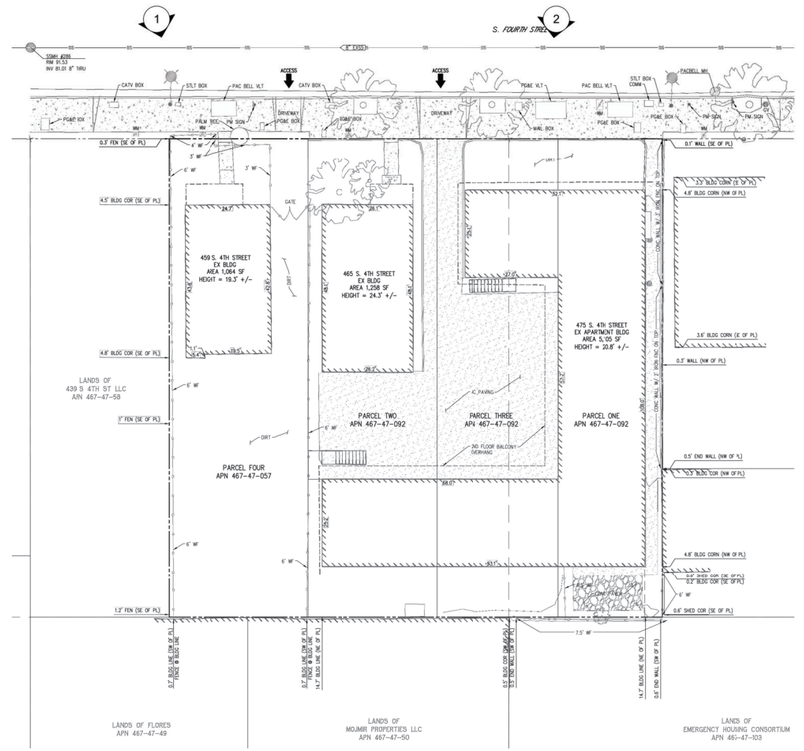








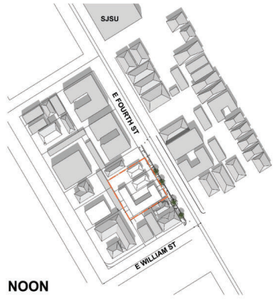
ALTA SURVEY - PARCEL MAP 2
1" = 30'-0"



EXISTING SITE 1
1" = 40'-0"



9AM



NOON

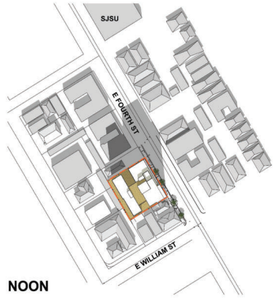


3PM

EXISTING



9AM



NOON



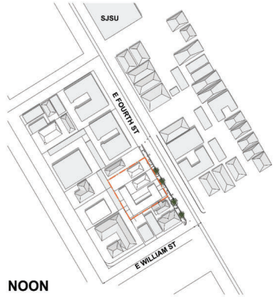
3PM

PROPOSED

SHADOW ANALYSIS - MARCH/ SEPTEMBER 21 (EQUINOX)



9AM



NOON

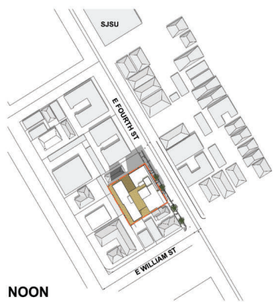


3PM

EXISTING



9AM



NOON



3PM

PROPOSED

SHADOW ANALYSIS - JUNE 21 (SUMMER SOLSTICE)



9AM



NOON

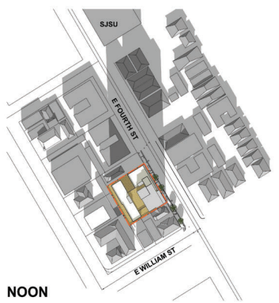


3PM

EXISTING



9AM



NOON

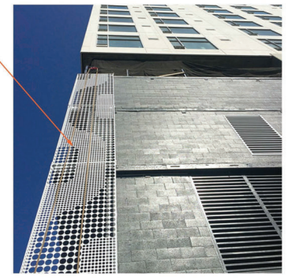


3PM

PROPOSED

SHADOW ANALYSIS - DECEMBER 21 (WINTER SOLSTICE)

BOK PANEL SYSTEM OVER UTILITY WALLS & OPENINGS. PATTERN FOR REFERENCE ONLY



BOK PANEL EXAMPLES

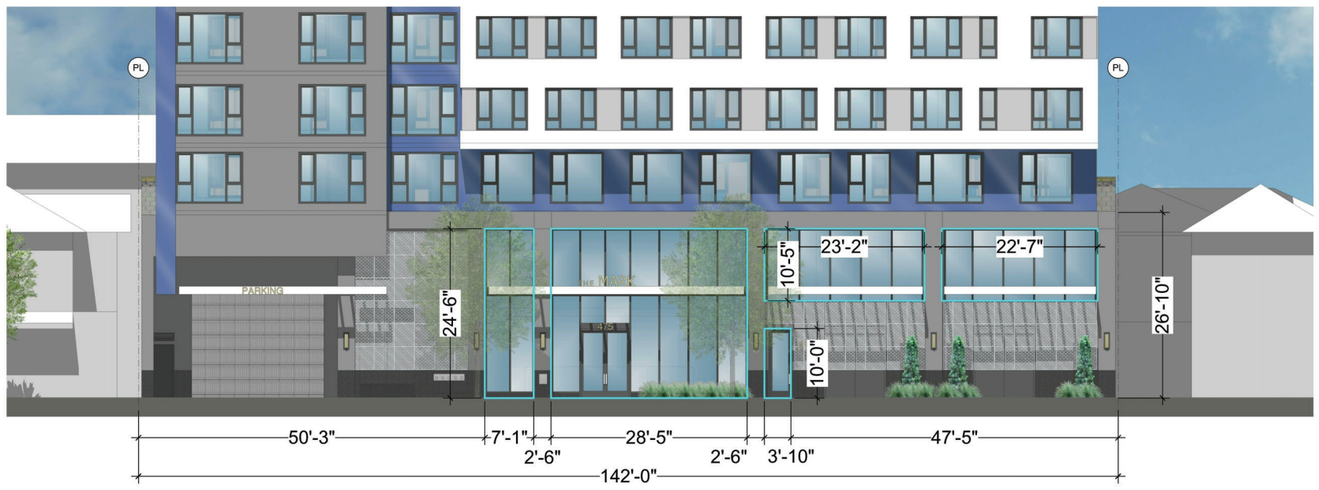
CUSTOM FINISH PRECAST CONCRETE:
- BLUE DYE SIM. TO SJSU BLUE
-POLISH SIM. TO METAL LUSTER
-CUSTOM PATTERN CONCRETE SCORING/ JOINTS



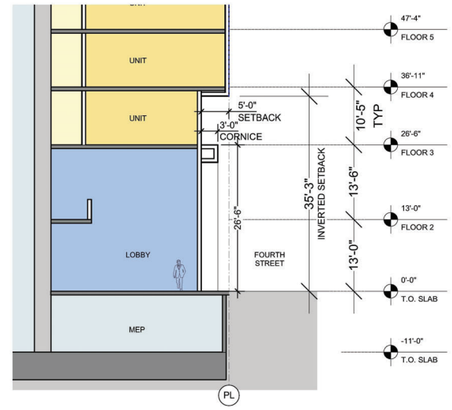
PRE-CAST CONCRETE PANELS: CUSTOM FINISH, BLUE



ELEVATION - 4TH STREET FRONTAGE
1/8" = 1'-0"



ELEVATION - 4TH STREET FRONTAGE : GLAZING EXHIBIT
1/8" = 1'-0"



BUILDING PARTIAL SECTION: 4TH STREET FRONTAGE
1" = 10'-0"

LINEAR GLAZING

TOTAL LINEAR GLAZING / TOTAL PROPERTY FRONTAGE

3'-10" + 28'-5" + 7'-1" = 39'-4" / 142'-0"

=LINEAR GLAZING PERCENTAGE **= 27.7 %**

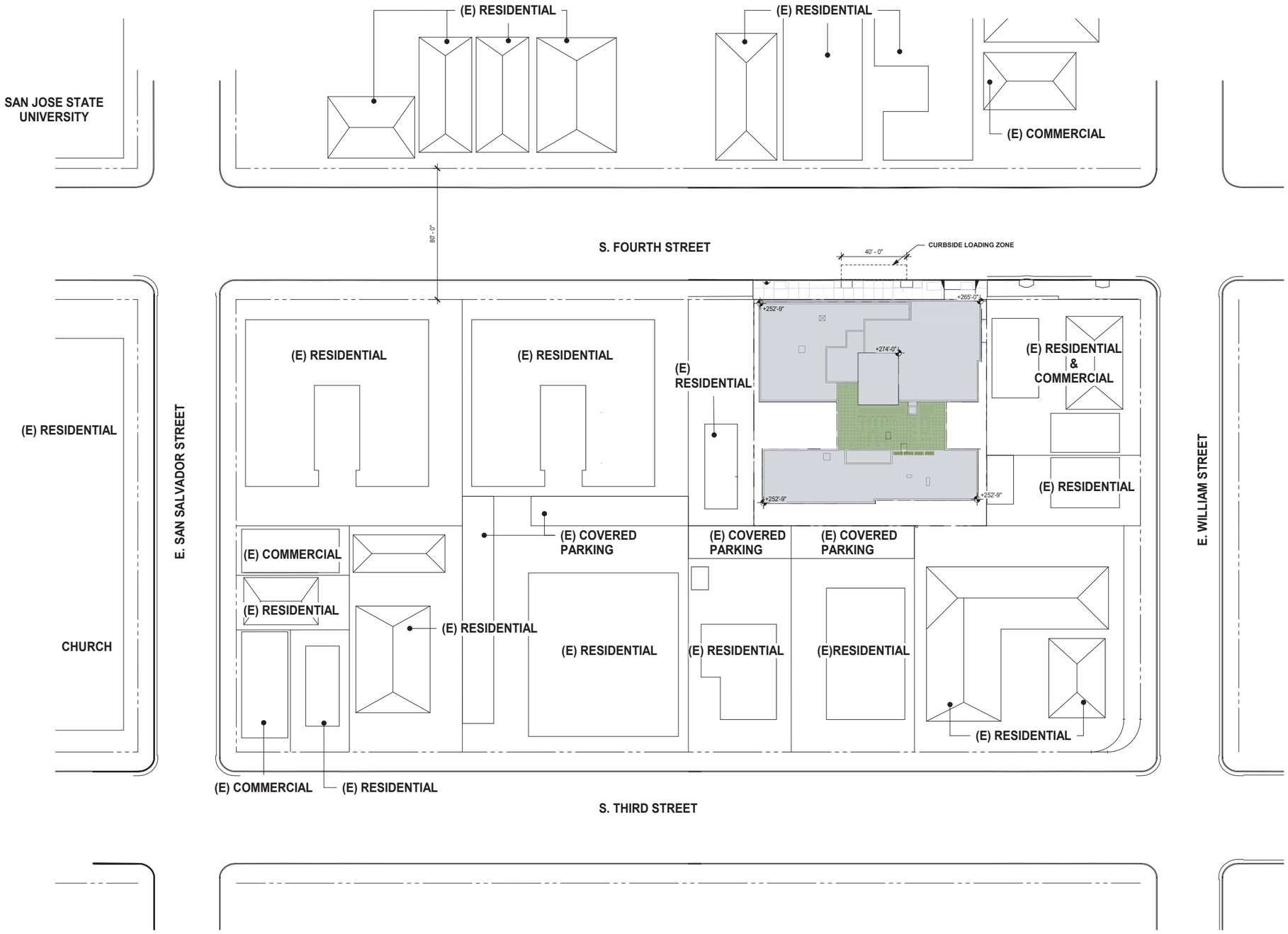
AREA GLAZING

TOTAL SQUARE FOOTAGE GLAZING IN PODIUM / TOTAL PODIUM FRONTAGE SQUARE FOOTAGE

(3'-10"x10'-0") + [(23'-3" + 22'-7) x 10'-5")] + [(7'-1"+28'-5") x 24'-6"] = 1385 SF
26'-10" x 142'-0" = 3810 SF

=AREA GLAZING PERCENTAGE **= 36.4 %**

4TH STREET GLAZING CALCULATIONS



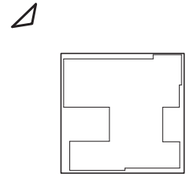
SITE PLAN 1

1" = 30'-0"

0' 15' 30' 60'





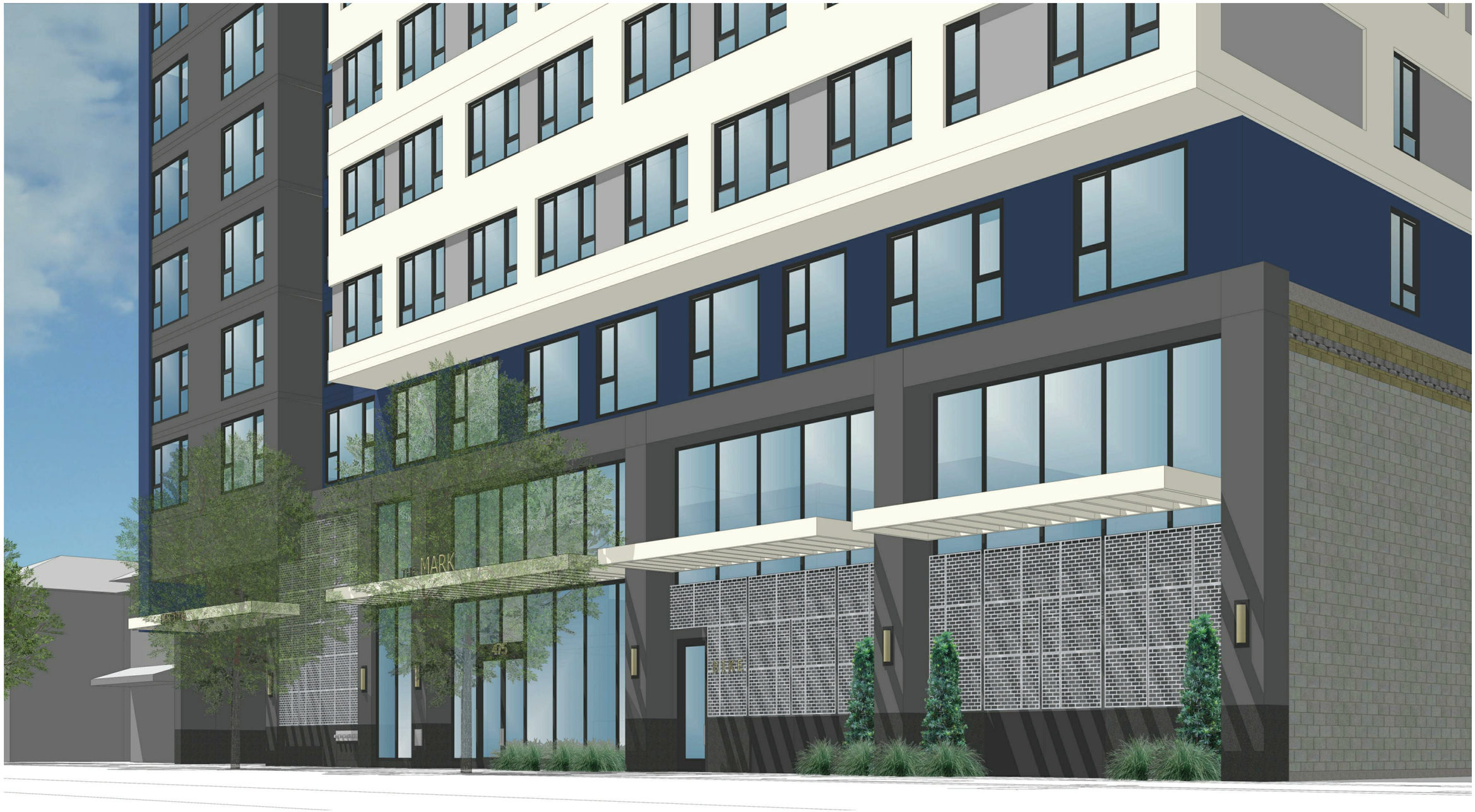


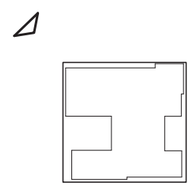
ARCHITECTURE | URBAN CATALYST

459 & 475 S. 4th Street
San Jose, CA
SP20-021

11.04.2020

RENDERING
AP.12





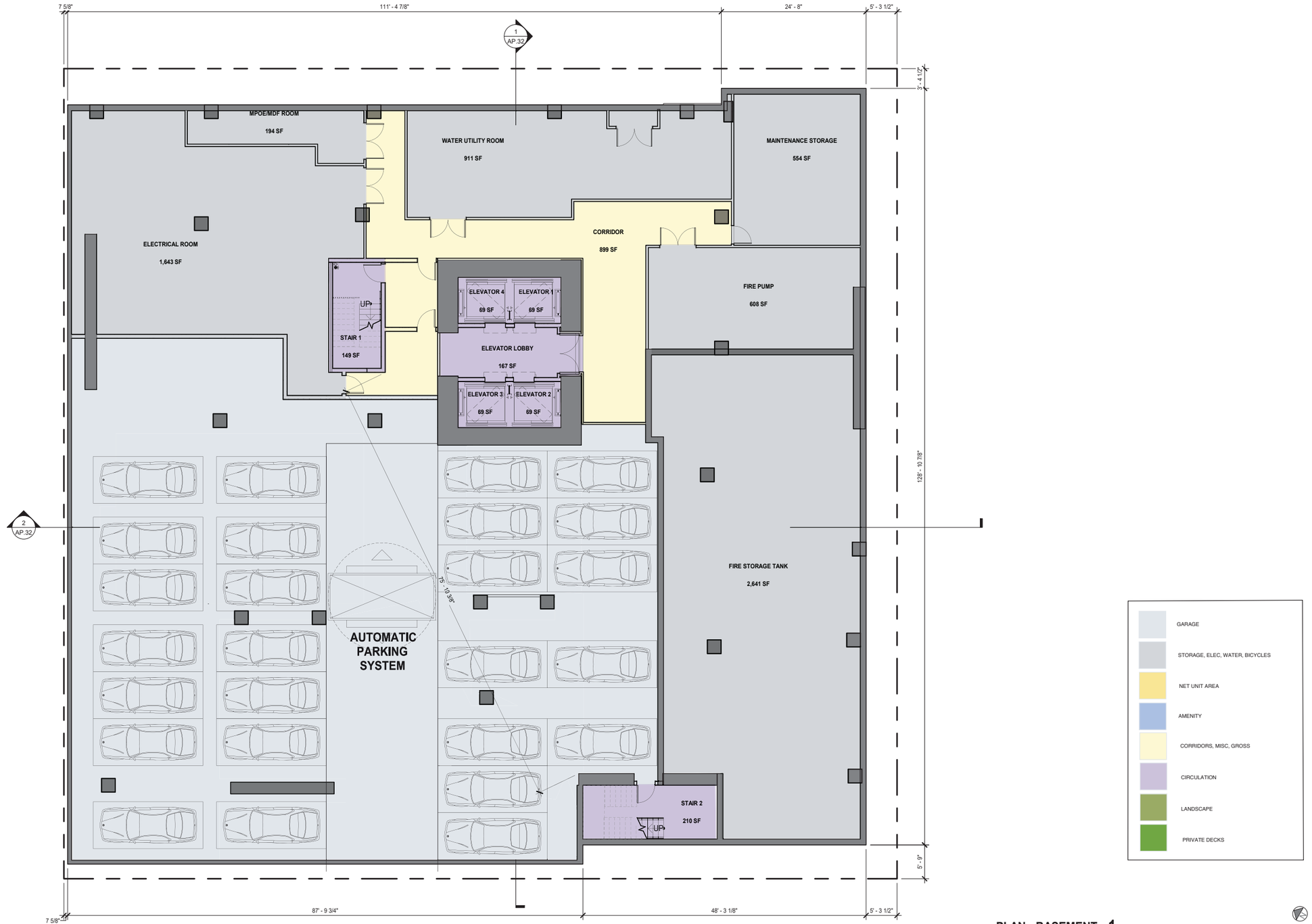
BDE ARCHITECTURE | URBAN CATALYST

459 & 475 S. 4th Street
San Jose, CA
SP20-021

11.04.2020

RENDERING
AP.13


PARKING



PLAN - BASEMENT 1

1/8" = 1'-0"

0' 4' 8' 16'

BDE ARCHITECTURE | URBAN CATALYST

459 & 475 S. 4th Street
San Jose, CA
SP20-021

11.04.2020

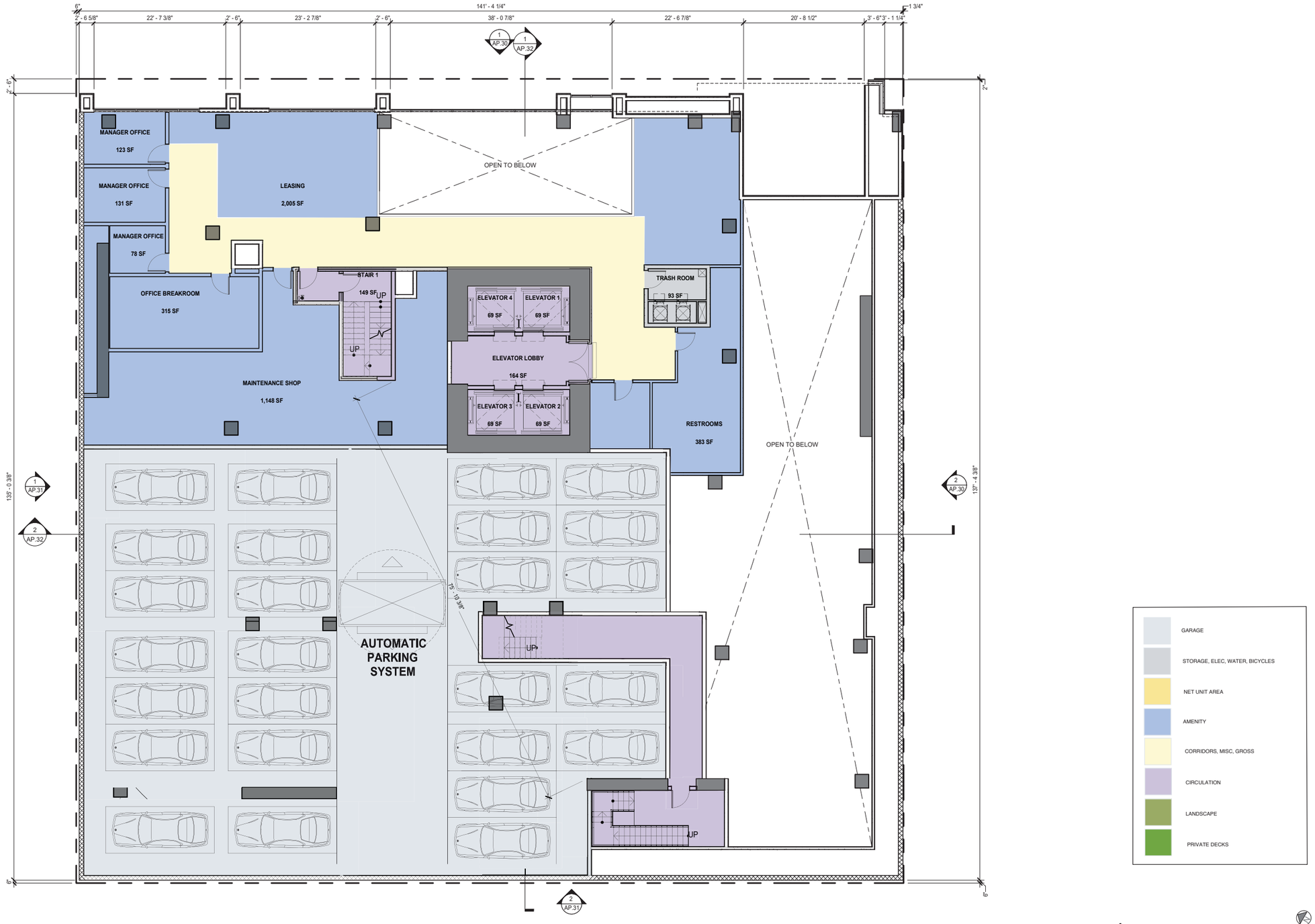
BASEMENT
AP.20



PLAN - FLOOR 1 **1**

1/8" = 1'-0"

0' 4' 8' 16'



PLAN - FLOOR 2 **1**

1/8" = 1'-0"

0' 4' 8' 16'



PLAN - FLOOR 3 1

1/8" = 1'-0"

0' 4' 8' 16'

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FLOOR 3
AP.23



PLAN - FLOOR 4-21 **1**

1/8" = 1'-0"

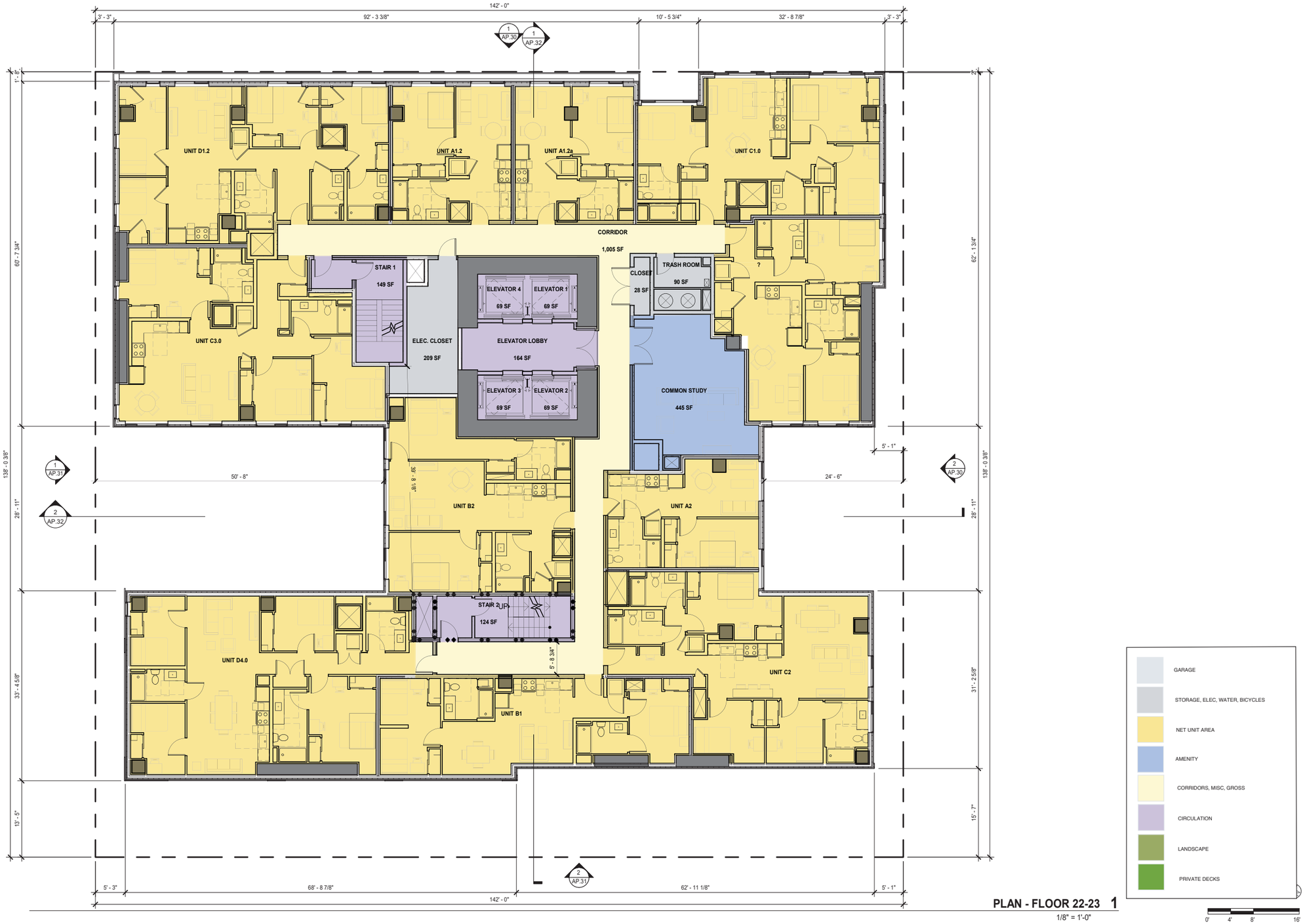
0' 4' 8' 16'

BDE ARCHITECTURE | URBAN CATALYST

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San Jose, CA
SP20-021

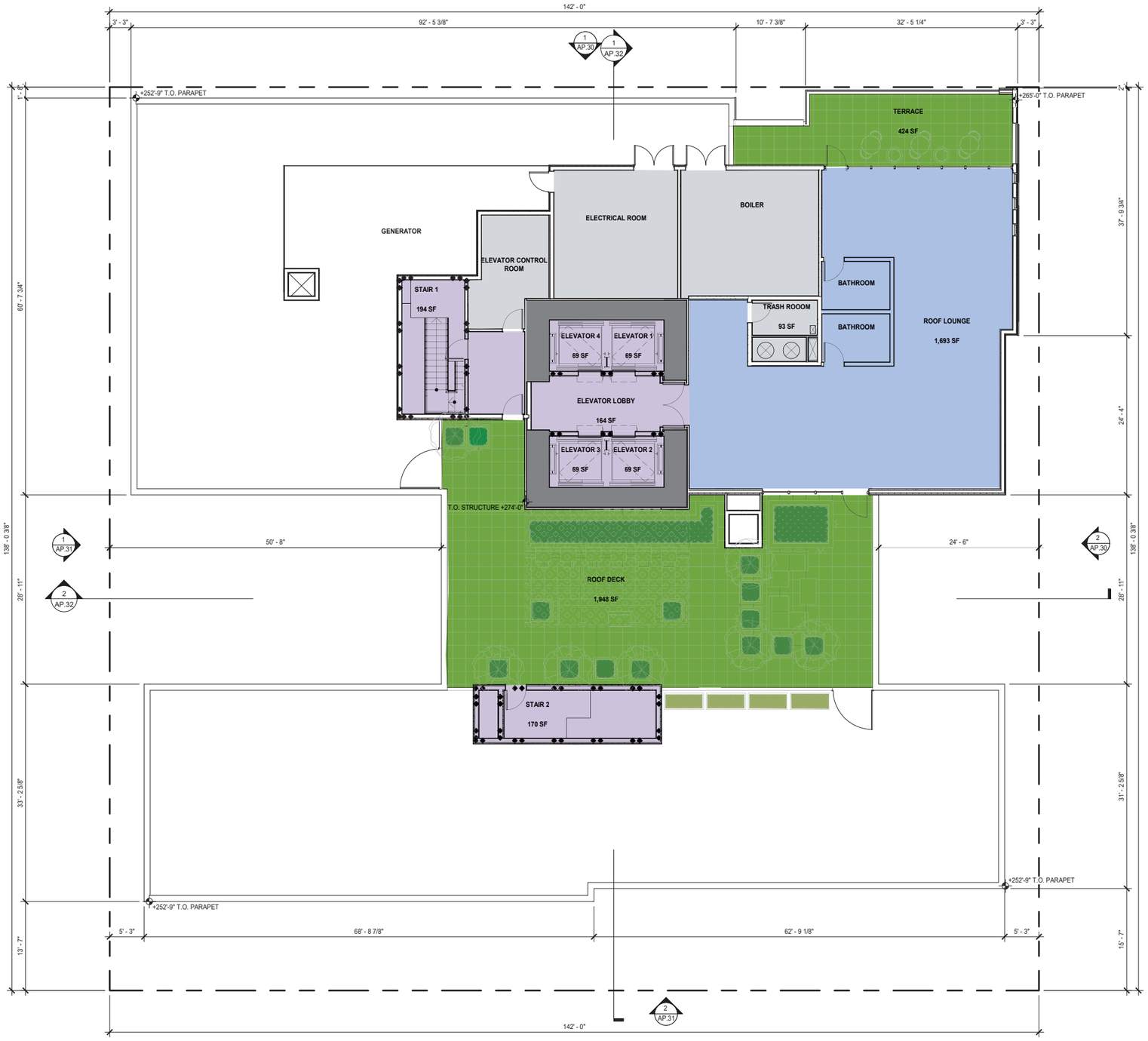
11.04.2020

FLOOR 4-21 PLAN
AP.24



PLAN - FLOOR 22-23 1

1/8" = 1'-0"



GARAGE

STORAGE, ELEC, WATER, BICYCLES

NET UNIT AREA

AMENITY

CORRIDORS, MISC, GROSS

CIRCULATION

LANDSCAPE

PRIVATE DECKS

PLAN - ROOF 1

1/8" = 1'-0"

0' 4' 8' 16'

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San Jose, CA
SP20-021

11.04.2020

ROOF PLAN
AP.26



BUILDING ELEVATION - EAST 2

1/16" = 1'-0"



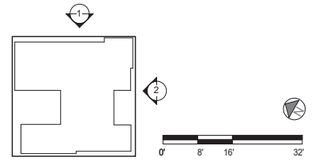
BUILDING ELEVATION - NORTH 1

1/16" = 1'-0"

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. METAL PANEL
2. CAST CONCRETE PANEL
3. SMOOTH PLASTER
4. AWNING
5. STOREFRONT WINDOW
6. WINDOW
7. DOOR
8. GARAGE DOOR
9. ADDRESS SIGNAGE
10. BUILDING SIGNAGE
11. CMU



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ELEVATIONS
AP.30



BUILDING ELEVATION - SOUTH 2

1/16" = 1'-0"



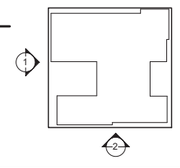
BUILDING ELEVATION - WEST 1

1/16" = 1'-0"

SHEET NOTES

NOTE: NOT ALL NOTES ARE USED ON EVERY SHEET.

1. METAL PANEL
2. CAST CONCRETE PANEL
3. SMOOTH PLASTER
4. AWNING
5. STOREFRONT WINDOW
6. WINDOW
7. DOOR
8. GARAGE DOOR
9. ADDRESS SIGNAGE
10. BUILDING SIGNAGE
11. CMU



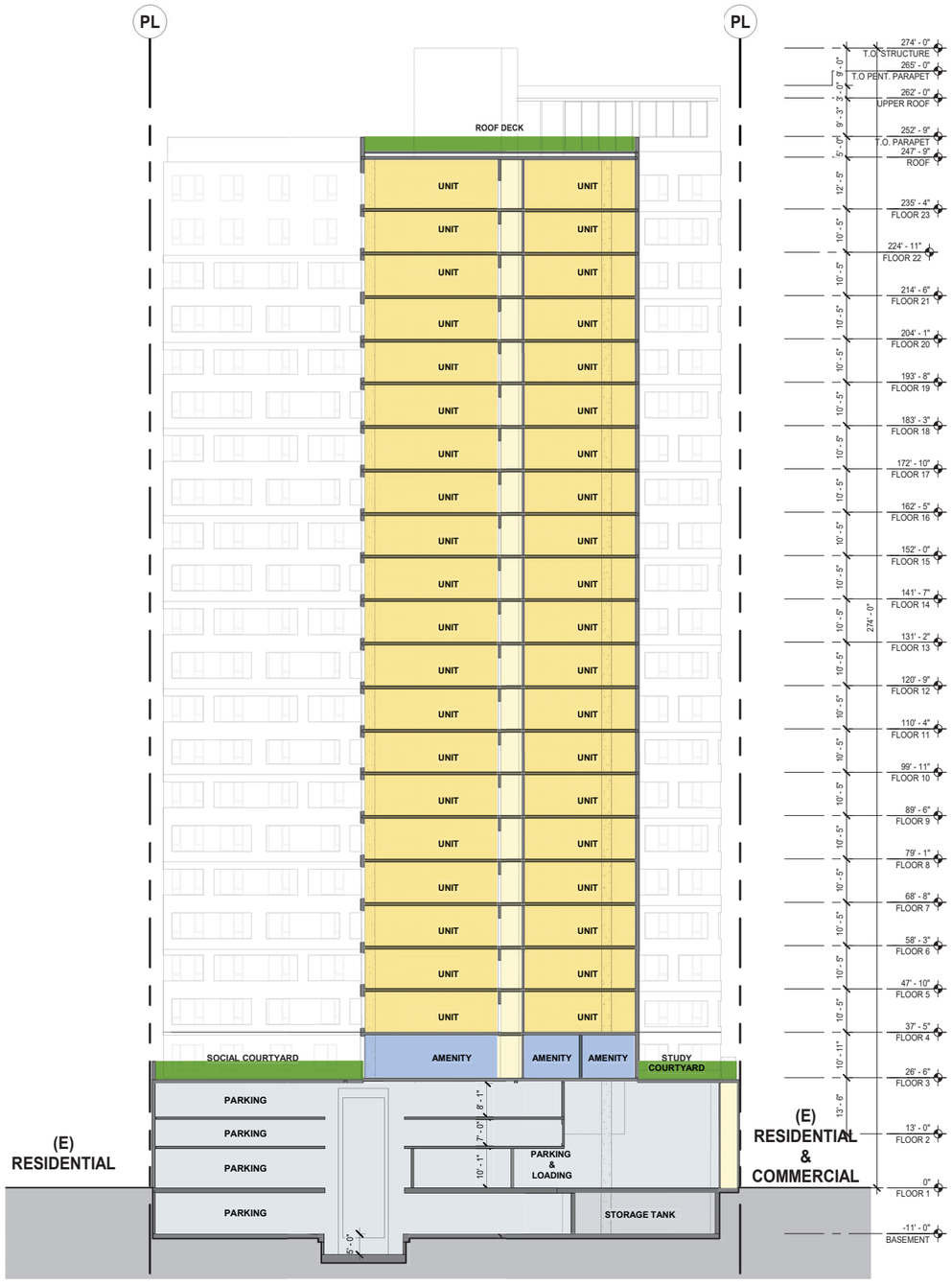
0' 8' 16' 32'

BDE ARCHITECTURE | URBAN CATALYST

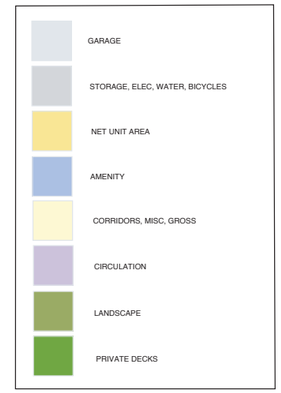
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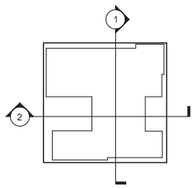
11.04.2020

ELEVATIONS
AP.31









0' 8' 16' 32'

BUILDING SECTION - EAST/WEST 2
1/16" = 1'-0"

BUILDING SECTION - 1
1/16" = 1'-0"

FOURTH STREET

In Ground Planting, Typ.

City Standard Concrete, Typ.

Existing City Standard Street Light to Remain, Typ.

Proposed Street Tree, Typ.

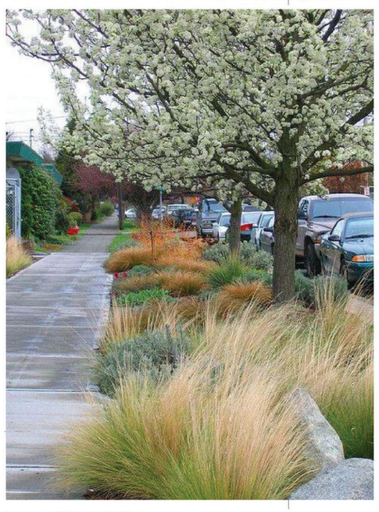
Proposed Planting, Typ.

Existing City Standard Street Light to Remain, Typ.

Existing and proposed vaults to be flush with paving, Typ.

Transformers and Backflow devices inside the bldg.





STREETSCAPE THEME



PLANTING AT BLDG

Scale: 1" = 10'

0' 5' 10' 20'

N

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Conceptual Illustrative Plan - SITE

L-10.01



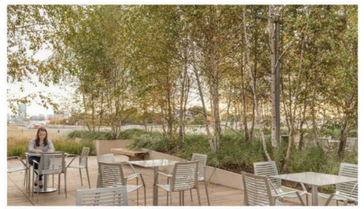
RECESSED WALL LIGHT:
TARGETTI ZEDGE



LED STRIP LIGHT:
KELVIX OREX



CATENARY LIGHT:
SELUX, LANOVA



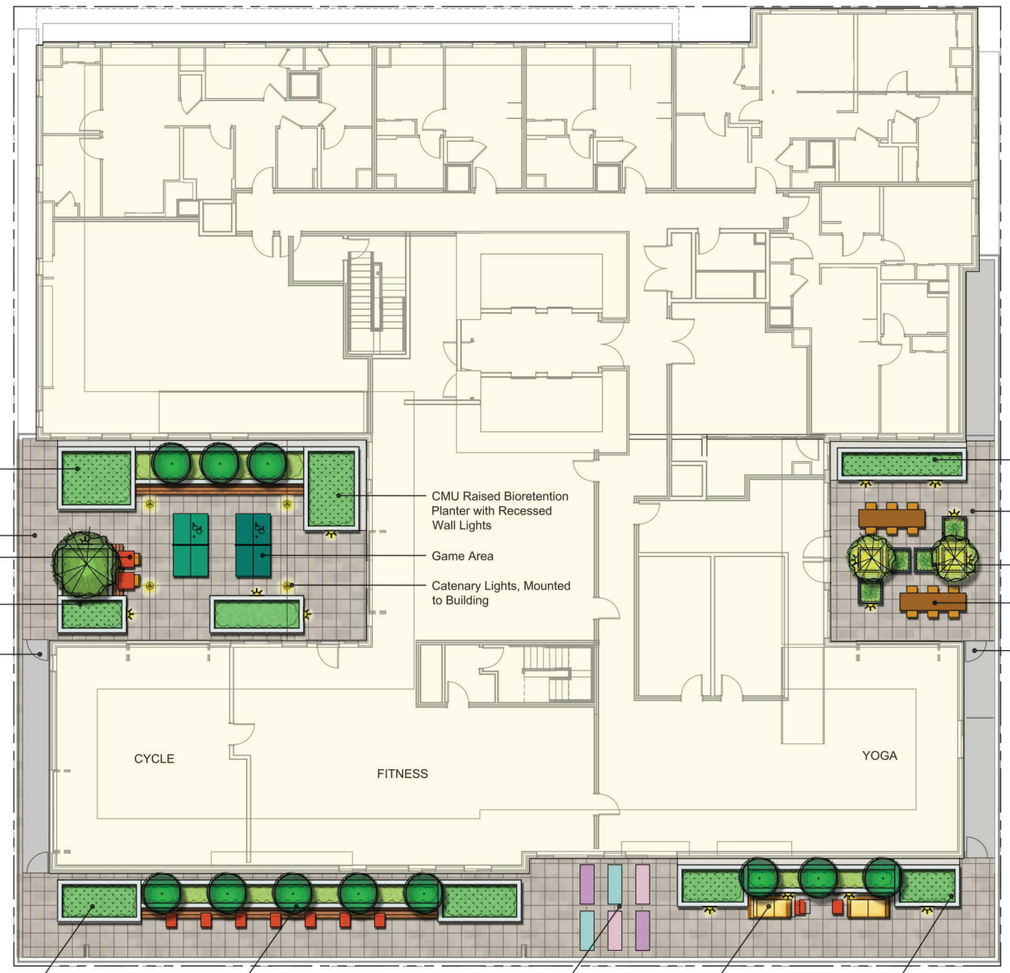


SEATING AND LOUNGE FURNITURE





GAME TABLES

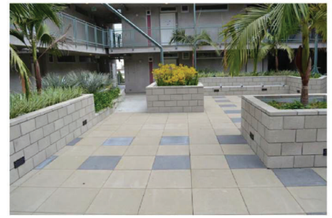




WOOD SEATING ARRANGEMENTS



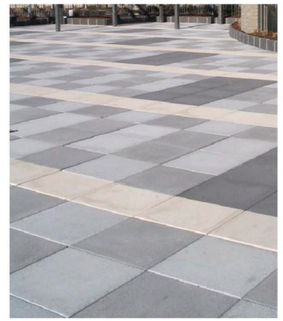
EXERCISE AREA



RAISED CMU PLANTER WALLS



PLANTER POTS





PAVERS ON PODIUM

Scale: 1" = 10'
N
0' 5' 10' 20'

3DE ARCHITECTURE | URBAN CATALYST | THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners

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Conceptual Illustrative Plan - 3RD FLOOR COURTYARD

L-10.02

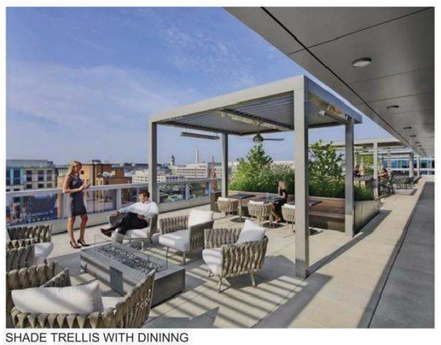


PLANTER POTS AND LATTICE SCREENING



PLANTER POTS FOR SCREENING

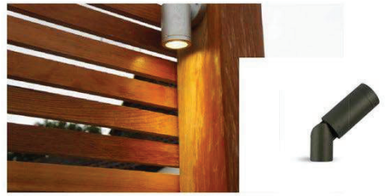




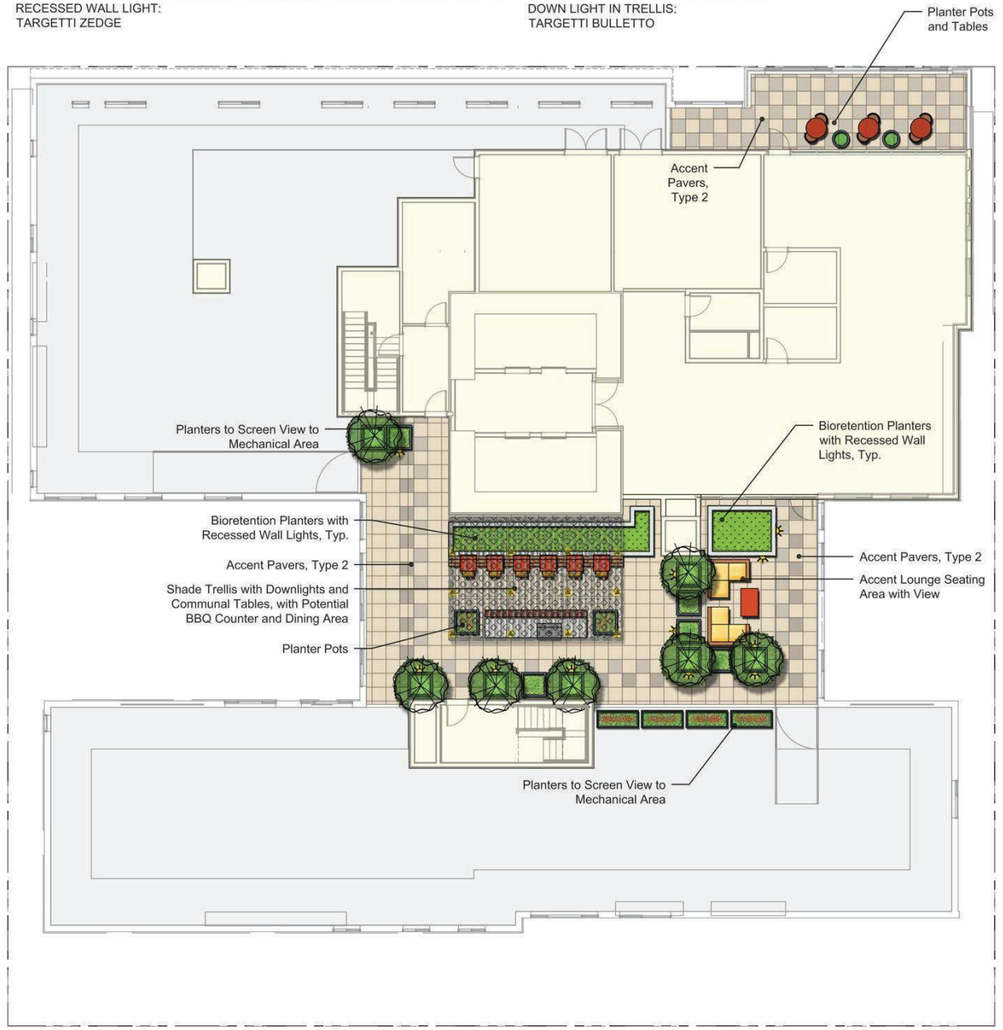
SHADE TRELLIS WITH DININNG



RECESSED WALL LIGHT:
TARGETTI ZEDGE

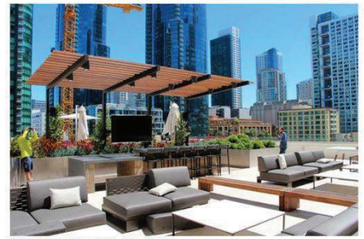


DOWN LIGHT IN TRELLIS:
TARGETTI BULLETTO





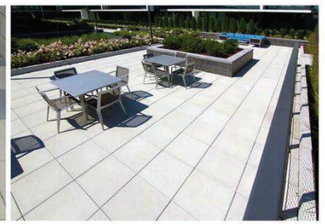


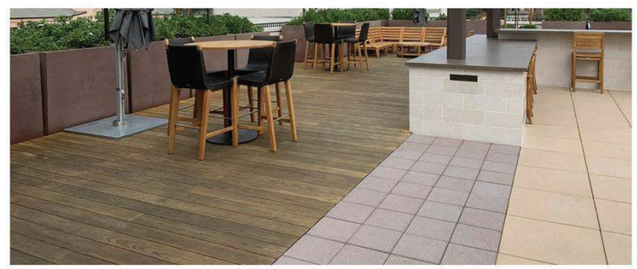




LOUNGE SEATING OPTIONS







PAVING ON PEDESTALS OPTIONS

Scale: 1" = 10'

0' 5' 10' 20'

N

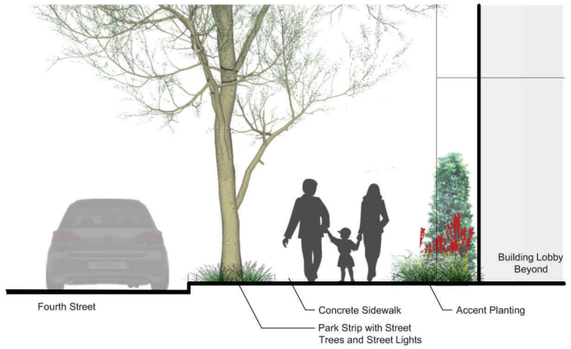
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SP20-021

11.04.2020

Conceptual Illustrative Plan - ROOF

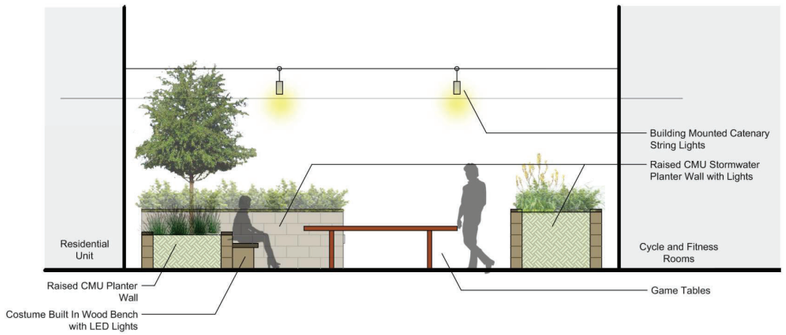
L-10.03



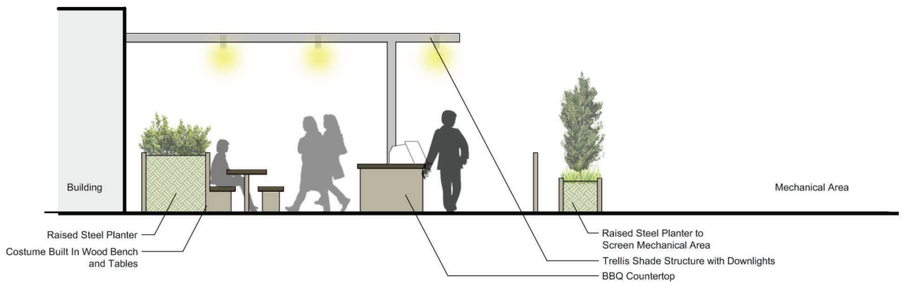
1 Streetscape
Scale: 1/4" = 1'-0"



2 3rd Floor Courtyard East
Scale: 1/4" = 1'-0"

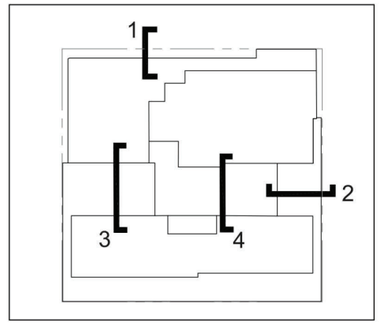


3 3rd Floor Courtyard West
Scale: 1/4" = 1'-0"



4 Roof Deck
Scale: 1/4" = 1'-0"

KEY PLAN



TREE DISPOSITION LEGEND

Existing Tree to be Removed
Ordinance Size
(38" circumference or greater)

Existing Tree to be Removed
Non-Ordinance Size
(38" circumference or less)

Existing Trees to Remain

TREE REPLACEMENT RATIOS

*(1) 24-INCH BOX IS EQUAL TO (2)15-GALLON TREES

38" + CIRC. ORDINANCE TREES REMOVED
4:1 NON-NATIVE MITIGATION REQUIREMENT
15-GALLON REPLACEMENT TREES REQUIRED

19"- 38" CIRC. NON-ORDINANCE TREES REMOVED
2:1 NON-NATIVE MITIGATION REQUIREMENT
15-GALLON REPLACEMENT TREES REQUIRED

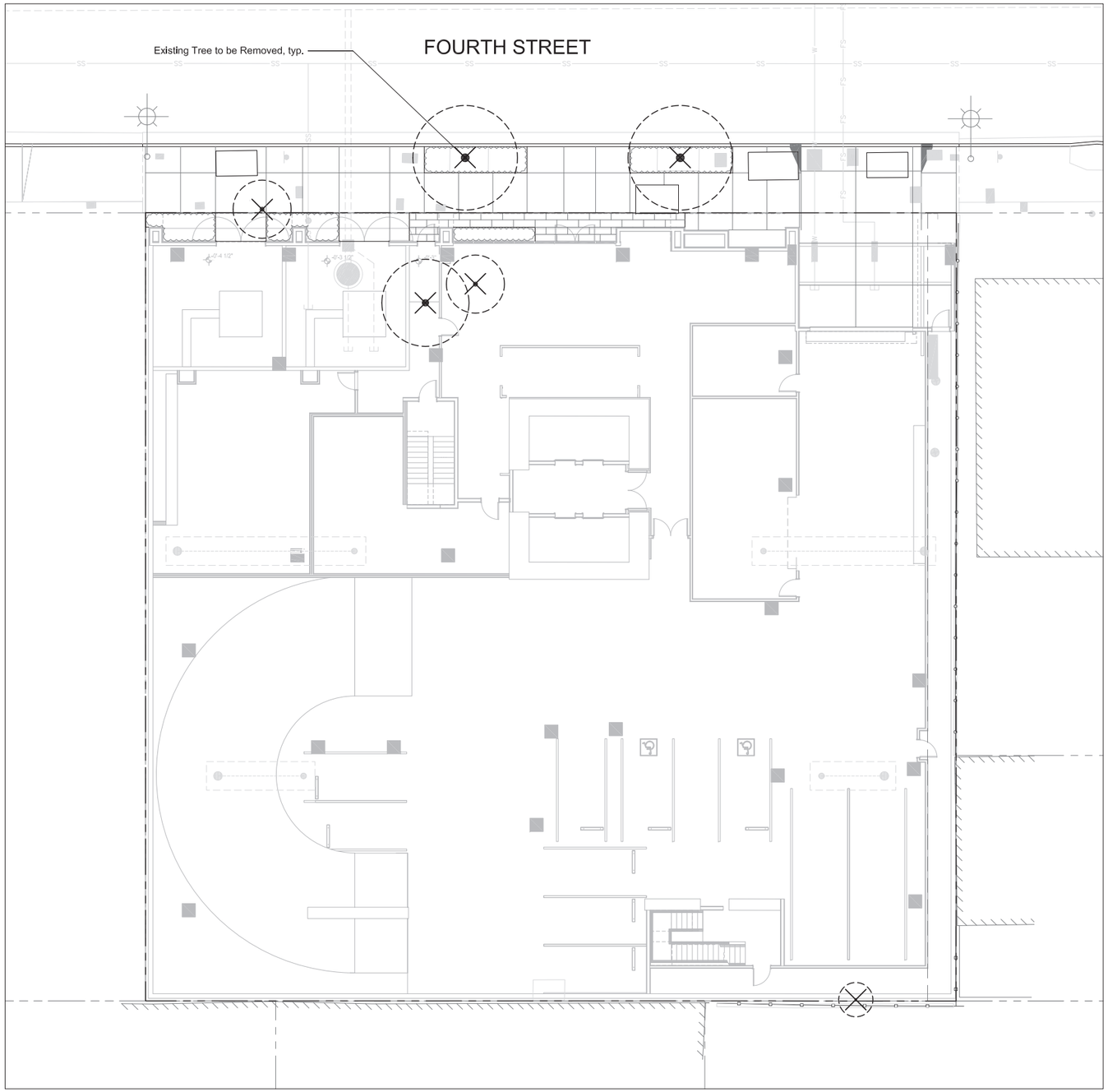
< 19" NON-ORDINANCE TREES REMOVED
1:1 NON-NATIVE MITIGATION REQUIREMENT
15-GALLON REPLACEMENT TREES REQUIRED

NOTE:
Street trees shown in the public right of way are for reference only. The Planning Permit does not authorize the installation or removal of trees in the public right of way. Actual street tree location will be determined by Public Works at the implementation stage on the Public Improvement Plan. The installation or removal of the street trees requires a permit from the Department of Transportation. The City Arborist will specify these species.

TREE DISPOSITION SUMMARY

STREET TREES	QTY	REPLACEMENT REQUIRED AT 15-GALLONS	REPLACEMENT REQUIRED AT 24" BOX
TOTAL EXISTING STREET TREES	2		
EXISTING STREET TREES TO REMAIN	0		
EXISTING STREET TREES TO BE REMOVED	2		
EXISTING STREET TREES TO BE TRANSPLANTED	0		
ORDINANCE SIZED - 38" OR GREATER CIRC.	0		
NON-ORDINANCE SIZED - 19" - 38" CIRC.	2	4	2
NON-ORDINANCE SIZED - < 19" CIRC.	0		
TOTAL REPLACEMENT TREES REQUIRED		4	2
PROPOSED STREET TREES - 24" BOX	2		

ON-SITE TREES	QTY	REPLACEMENT REQUIRED AT 15-GALLONS	REPLACEMENT REQUIRED AT 24" BOX
TOTAL EXISTING ON-SITE TREES	4		
EXISTING ON-SITE TREES TO BE REMOVED	4		
ORDINANCE SIZED - 38" OR GREATER CIRC.	0		
NON-ORDINANCE SIZED - 19" - 38" CIRC.	2	4	2
NON-ORDINANCE SIZED - < 19" CIRC.	2	2	1
TOTAL REPLACEMENT TREES REQUIRED		6	3
TOTAL PROPOSED ON-SITE TREES - 24" BOX	21		



Scale: 1" = 10'
0' 5' 10' 20'
N

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459 & 475 S. 4th Street
San Jose, CA
SP20-021

11.04.2020

Conceptual Tree Disposition Plan
L-10.05

FOURTH STREET

PLA ACE — 2
24" box

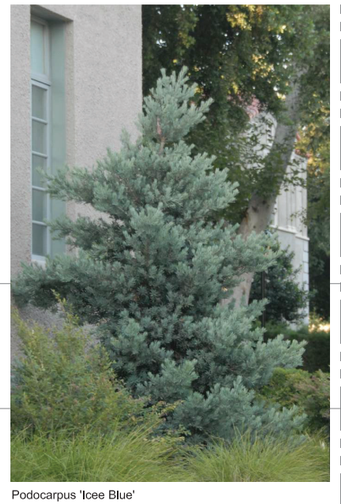
Lomandra 'Lime Tuff' GC

15 Gallon Shrub and 5 Gallon Groundcover Planting, typ.

Perennial Color, typ.


Lomandra 'Lime Tuff'


Nandina 'Harbour Dwarf'


Podocarpus 'Icee Blue'



Annual color in planter pots

Notes:
1. Street trees shown in the public right-of-way are for reference only. The Planning Permit does not authorize the installation or removal of trees in the public right-of-way. Actual street tree locations will be determined by the Public Works Department at the implementation stage on the Public Improvement Plan. The installation or removal of the street trees requires a permit from the Department of Transportation. The City Arborist will specify the species.
2. The project will not locate trees within the basin or bank planting zones of Bioretention Areas, per Appendix D of the SCVURPPP C.3 Stormwater Handbook. Trees will also not be located directly in-line with or next to stormwater inlets (curb openings, bubble box emitters, etc.). Trees will be offset or relocated where necessary outside of the Bioretention Area basin and back planting zones to maximize runoff dispersal throughout the Bioretention Areas.
3. Include 3 inches of compostable, non-floatable mulch in areas between stormwater treatment plantings and side slopes. Refer to civil plans for mulch selection.
4. The plant palettes are suggested for use, but do not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project. All plants in stormwater treatment areas are to be consistent with Appendix D of the C.3 Stormwater Handbook, provided by the City of San Jose.

N

Scale: 1" = 10'

0' 5' 10' 20'

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459 & 475 S. 4th Street
San Jose, CA
SP20-021

11.04.2020

Conceptual Planting Plan - SITE

L-10.06



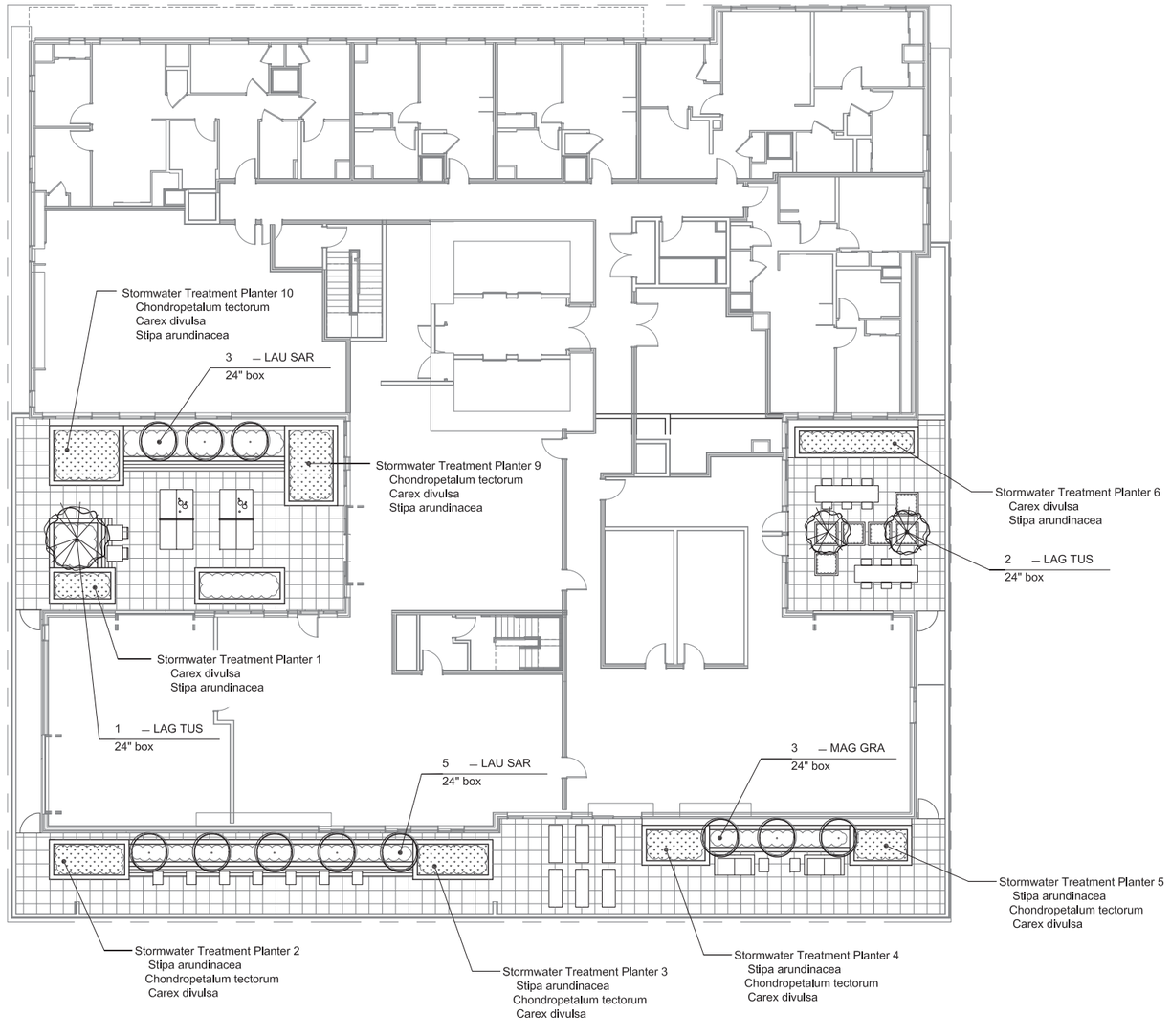
Lagestroemia Tuscarora



Laurus saratoga



Magnolia grandiflora





Chondropetalum tectorum



Stipa arundinacea



Carex divulsa

Scale: 1" = 10'

0' 5' 10' 20'

N

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459 & 475 S. 4th Street
San Jose, CA
SP20-021

11.04.2020

Conceptual Planting Plan - 3RD FLOOR COURTYARD

L-10.07



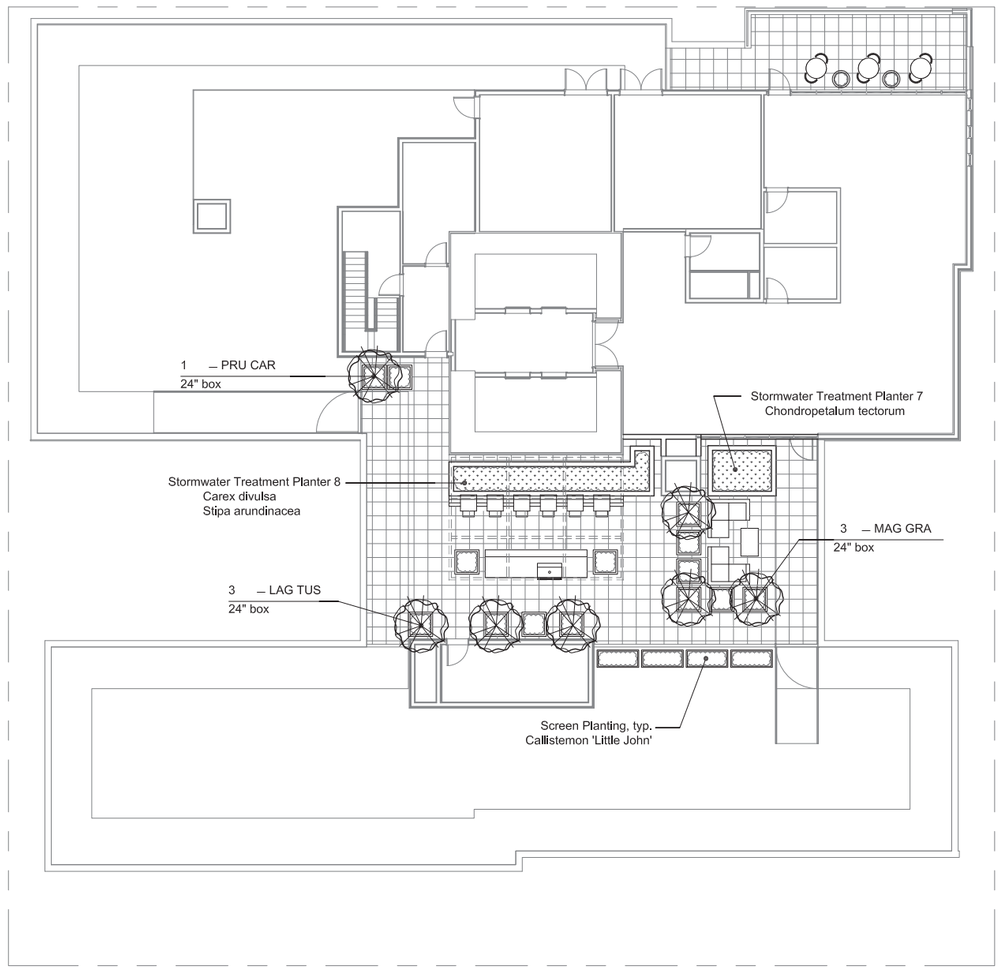
Prunus caroliniana



Magnolia grandiflora



Callistemon 'Little John'





perennial color in planter pots



Chondropetalum tectorum



Stipa arundinacea



Carex divulsa

Scale: 1" = 10'

0' 5' 10' 20'

N

BDE ARCHITECTURE | URBAN CATALYST | THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners

459 & 475 S. 4th Street
San Jose, CA
SP20-021

11.04.2020

Conceptual Planting Plan - ROOF

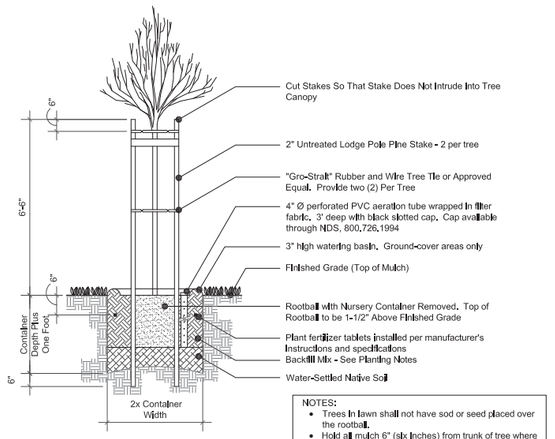
L-10.08

PLANTING NOTES

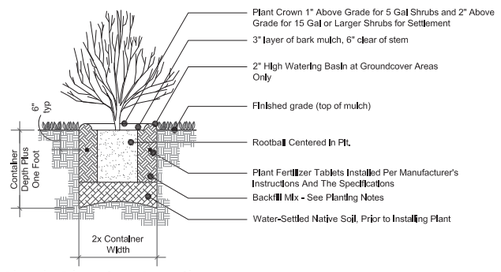
1. All work shall be performed by persons familiar with planting work and under supervisions of a qualified planting foreman.
2. Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
3. All trees are to be staked as shown in the staking diagrams.
4. All tree stakes shall be cut 6" above tree ties after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
5. Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
6. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
7. The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
8. All planting areas, except lawns and storm water treatment zones (as defined by the civil engineer), shall be top-dressed with a 3" layer of recycled wood mulch, "Colored Wood Chip" by Vision Recycling (510.429.1300; www.visionrecycling.com) or approved equal. Planter pots shall be top-dressed with "Colored Lumber Fines" mulch by Vision Recycling. Mulch shall be black in color. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
9. All street trees to be installed in accordance with the standards and specifications of the City of San Jose. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city, if a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
10. Seasonal color is to be current and locally available. Plant material is to be selected by the Landscape Architect from a list of currently available stock provided by the Landscape Contractor prior to installation. Seasonal color to be 4" pots at 12" o.c. unless otherwise noted.
11. The lawn shall be sod or seeded (as noted) and consist of a drought tolerant hard fescue blend such as Pacific Sod "Medallion Dwarf with Bonsai", installed per manufacturer's recommendations and specifications. The mix shall consist of the following proportions of grass species: 100% Bonsai Double Dwarf fescue. Available through: Pacific Sod 800.542.7633
12. Trees planted in lawn areas shall have a 12" diameter cutout for trimming purposes.
13. Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
14. All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
15. The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
16. The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
17. The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
18. The design intent of the planting plan is to establish an immediate and attractive mature landscape appearance. Future plant growth will necessitate trimming, shaping and, in some cases, removal of trees and shrubs as an on-going maintenance procedure.
19. Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that anticipated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
20. Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site of not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
21. The Maintenance Period(s) shall be for 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
22. Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Detail(s) if the tree planting pit does not drain at a rate to meet the specifications.
23. Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect

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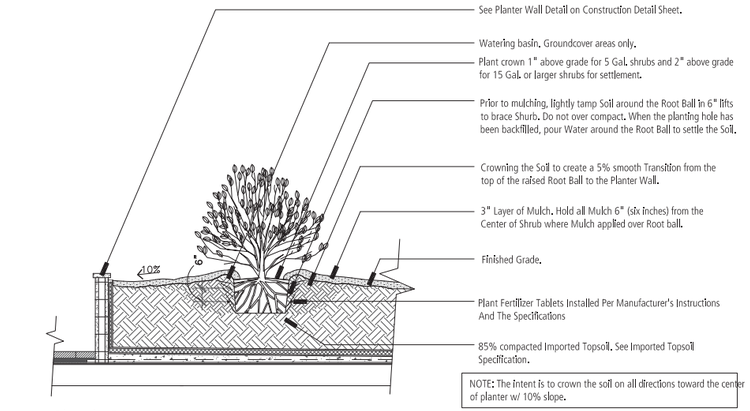
24. Geotech drainage board or approved equal is to be installed in all on-structure planters and all pre-cast planters/pots as shown in the drawings. Material available through: Versicell Drainage Panel by Tournesol Siteworks, LLC. (800) 542-2282.
25. All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irrigation is scheduled.
26. The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of $5,000.000 (Five Thousand Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the allowance shall be returned to the Owner at the beginning of the maintenance period.
27. Street trees shown in the public right-of-way are for reference only. The Planning Permit does not authorize the installation or removal of trees in the public right-of-way. Actual street tree locations will be determined by the Public Works Department at the implementation stage on the Public Improvement Plan. The installation or removal of the street trees requires a permit from the Department of Transportation. The City Arborist will specify the species.
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29. Include 3 inches of compostable, non-floatable mulch in areas between stormwater treatment planting and side slopes. Refer to civil plans for mulch selection.
30. The plant palettes are suggested for use, but do not preclude use of other appropriate plant material. Water-conserving plants and other climate appropriate varieties of trees, shrubs and ground covers have been selected to complement the character of the project. All plants in stormwater treatment areas are to be consistent with Appendix D of the C.3 Stormwater Handbook, provided by the City of San Jose.



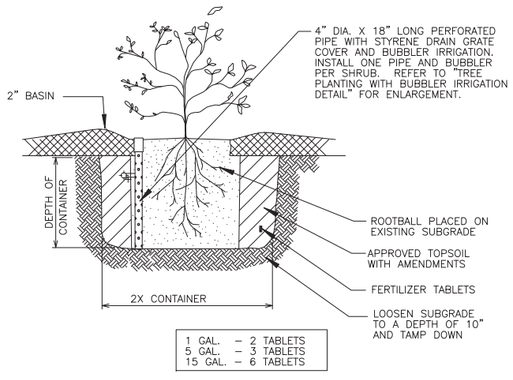
Tree Staking Diagram
NTS



Shrub Planting Detail
NTS



Shrub Planting Detail
NTS



1 SHRUB PLANTING DETAIL
N.T.S.

DEPARTMENT OF PUBLIC WORKS
SAN JOSE, CALIFORNIA

PLANT PALETTE

TREES						
KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
ACE NIG		24" box standards unless noted otherwise	Acer nigrum 'Green Column'	Green Column Black Maple		Medium
ACE PAL			Acer palmatum	Japanese Maple	Multi	Medium
ARB MAR			Arbutus 'Marina'	Marina Strawberry Tree		Low
COR KOU			Cornus Kousa	Flowering Dogwood	Multi	Medium
GIN BIL			Gingko biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree		Medium
LAG TUS			Lagerstroemia 'Tuscarora'	Crepe Myrtle		Low
LAU SAR			Laurus 'Saratoga'	Saratoga Laurel		Low
LIR TUL			Liriodendron tulipifera 'Arnold'	Columnar Tulip Tree		Medium
MAG GRA			Magnolia g. 'Kay Parris'	Columnar Magnolia	Multi	Medium
MAG SOU			Magnolia soulangiana	Columnar Magnolia	Multi	Medium
PLA ACE			Platanus acerifolia 'Columbia'	London Plane Tree	Street Tree	Medium
PRU CAR			Prunus c. 'Bright and Tight'	Carolina Cherry Laurel		Low
STR NIC			Strelitzia nicolai	Giant Bird of Paradise		Medium
WAS FIL			Washingtonia filifera	California Fan Palm	14' BTH	Low

SHRUBS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
AA	15 gal	Agave attenuata	Fox Tail Agave	36" o.c.	Low
AM	5 gal	Acanthus mollis	Bear's Breech	30" o.c.	Medium
AD	5 gal	Asparagus densiflorus 'Myers'	Foxtail Fern	24" o.c.	Medium
BS	5 gal	Buxus s. 'Green Beauty'	Boxwood	24" o.c.	Medium
CL	5 gal	Callistemon 'Little John'	Dwarf Bottlebrush	30" o.c.	Low
CH	15 gal	Chamaerops humilis	Dwarf Fan Palm	60" o.c.	Low
DL	5 gal	Dietes 'Lemon Drops'	Fortnight Lily	30" o.c.	Low
FJ	15 gal	Fatsia japonica	Japanese Aralia	36" o.c.	Medium
LR	5 gal	Leucadendron 'Red Gem'	Luecadendron	36" o.c.	Low
LC	5 gal	Loropetalum chinense 'Suzanne'	Suzanne Fringe Flower	36" o.c.	Low
LG	5 gal	Lavandula x "Grosso"	Grosso Lavender	24" o.c.	Low
MA	5 gal	Mahonia aquifolium 'Compacta'	Oregon Grape Holly	36" o.c.	Low
ME	5 gal	Mahonia eurybracteata 'Soft Caress'	'Soft Caress' Mahonia	36" o.c.	Low
PF	5 gal	Phlomis fruticosa	Jerusalem Sage	30" o.c.	Low
PM	5 gal	Polystichum munitum	Western Sword Fern	24" o.c.	Medium
PT	5 gal	Pittosporum tenuifolium 'Marjorie Channon'	Variegated Pittosporum	36" o.c.	Medium
PX	5 gal	Philodendron 'Xanadu'	Xanadu Philodendron	36" o.c.	Medium
PV	5 gal	Phormium tenax 'Variegata'	New Zealand Flax	30" o.c.	Low
PO	15 gal	Podocarpus m. Maki	Yew Pine	60" o.c.	Low
RA*	5 gal	Rhamnus californica. 'Little Sur'	Little Sur Coffeeberry	36" o.c.	Low
RI	5 gal	Rhaphiolepis indica 'Clara'	India Hawthorn	30" o.c.	Low
RT	5 gal	Rosmarinus 'Tuscan Blue'	Tuscan Blue Rosemary	36" o.c.	Low
SR	5 gal	Sarcococca ruscifolia	Fragrant Sweet Box	30" o.c.	Low

GRASSES / PERENNIALS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
ASP	5 gal	Aspidistra elatior 'Variegata'	'Variegated' Cast Iron Plant	24" o.c.	Low
CAD*	5 gal	Carex divulsa	Berkeley Sedge	18" o.c.	Low
CAE	5 gal	Carex elata 'Aurea'	Bowes Golden Sedge	18" o.c.	Medium
CAK	5 gal	Calamagrostis x a. 'Karl Foerster'	Feather Reed Grass	30" o.c.	Medium
CHE*	5 gal	Chondropetalum elephantinum	Large Cape Reed	30" o.c.	Low
CHT*	5 gal	Chondropetalum tectorum	Cape Reed	30" o.c.	Low
CLM	5 gal	Clivia miniata	Clivia	12" o.c.	Medium
DIA	1 gal	Dianella tasmanica 'Variegata'	Tasman Flax Lily	18" o.c.	Medium
FEC	1 gal	Festuca californica	California Fescue	12" o.c.	Low
HEP	5 gal	Hesperaloe parviflora	Red Yucca	30" o.c.	Low
JUP*	5 gal	Juncus patens 'Elk Blue'	California Grey Rush	18" o.c.	Low
LIP	5 gal	Libertia peregrinans	Orange Libertia	18" o.c.	Low
LIM	5 gal	Liriope muscari 'Big Blue'	Lily Turf	20" o.c.	Medium
LOL	5 gal	Lomandra longifolia 'Lime Tuff'	Dwarf Mat Rush	24" o.c.	Low
MUM	5 gal	Muhlenbergia c. 'Regal Mist'	Dwarf Deer Grass	24" o.c.	Low
MUR	5 gal	Muhlenbergia rigens	Deer Grass	30" o.c.	Low
SAL	5 gal	Salvia leucantha	Mexican Sage	36" o.c.	Low
STA*	5 gal	Stipa arundinacea	New Zealand Wind Grass	36" o.c.	Medium
ZGR	5 gal	Zauschneria californica 'Ghostly Red'	California Fuschia 'Ghostly Red'	30" o.c.	Low

GROUNDCOVERS					
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
ACC	5 gal	Acacia cognata 'Cousin Itt'	Cousin Itt Plant	24" o.c.	Low
APM	5 gal	Arctostaphylos 'Pacific Mist'	Manzanita	18" o.c.	Low
CYP	5 gal	Ceanothus 'Yankee Point'	Coast Lilac	18" o.c.	Low
COK	5 gal	Coprosma x Kirkii	Creeping Coprosma	30" o.c.	Low
ERK	1 gal	Erigeron karvinskianus	Santa Barbara Daisy	12" o.c.	Low
GEI	1 gal	Geranium incanum	Cranesbill	18" o.c.	Low
LAM	5 gal	Lantana montevidensis	Trailing Lantana	24" o.c.	Low
MAR	5 gal	Mahonia repens	Creeping Mahonia	24" o.c.	Low
ROP	5 gal	Rosmarinus o. 'Prostratus'	Prostate Rosemary	30" o.c.	Low
SEN	1 gal	Senicio mandrallscae	Kleinia	18" o.c.	Low
TUC	5 gal	Teucrium chamaedrys	Germander	24" o.c.	Low
TRJ	5 gal	Trachelospermum jasminoides	Star Jasmine	36" o.c.	Medium

* Stormwater Treatment Areas Plant.

STORMWATER TREATMENT PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS	BASIN	BANK	UPLAND
AR	5 Gal	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	30" O.C.	Native/Low Water Use		●	●
CV	5 Gal	Callistemon viminalis 'Little John'	Dwarf Bottlebrush	24" O.C.	Native/Low Water Use		●	●
CD	5 Gal	Carex divulsa c. tumulicola	Berkeley Sedge	24" O.C.	Low Water Use	●	●	●
CP	5 Gal	Carex pansa	Dune Sedge	24" O.C.	Native/Low Water Use	●	●	●
CE	5 Gal	Chondropetalum elephantinum	Large Cape Reed	36" O.C.	Low Water Use	●	●	●
CT	5 Gal	Chondropetalum tectorum	Small Cape Rush	36" O.C.	Low Water Use	●	●	●
ER	1 Gal	Erigeron glaucus 'Wayne Roderick'	Beach Aster	18" O.C.	Native/Low Water Use		●	●
GR	5 Gal	Grevillea spp.	Grevillea	36" O.C.	Low Water Use		●	●
FC	1 Gal	Festuca californica	California Fescue	12" O.C.	Native/Low Water Use		●	●
JP	5 Gal	Juncus patens	California Gray Rush	24" O.C.	Native/Low Water Use	●	●	●
MA	5 Gal	Mahonia repens	Creeping Mahonia	24" O.C.	Native/Low Water Use		●	●
MC	5 Gal	Muhlenbergia capillaris	Pink Muhly Grass	30" O.C.	Native/Low Water Use		●	●
MR	5 Gal	Muhlenbergia rigens	Deer Grass	30" O.C.	Native/Low Water Use		●	●
PH	5 Gal	Penstemon heterophyllus 'Blue Springs'	Foothill Penstemon	24" O.C.	Native/Low Water Use		●	●
RC	5 Gal	Rhamnus californica, 'Little Sur'	Little Sur Coffeeberry	36" O.C.	Native/Low Water Use		●	●
RS	5 Gal	Ribes sanguineum	Red-Flowering Currant	60" O.C.	Native/Low Water Use		●	●
SA	5 Gal	Stipa arundinacea	New Zealand Wind Grass	36" O.C.	Medium Water Use	●	●	●

PLANT SPACING DIAGRAM

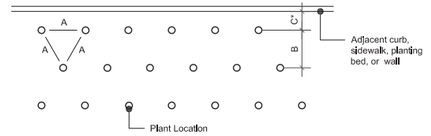


Diagram for use when plants are spaced equidistant from each other, including all groundcover plantings and massed shrub plantings.

PLANT CALLOUT SYMBOL



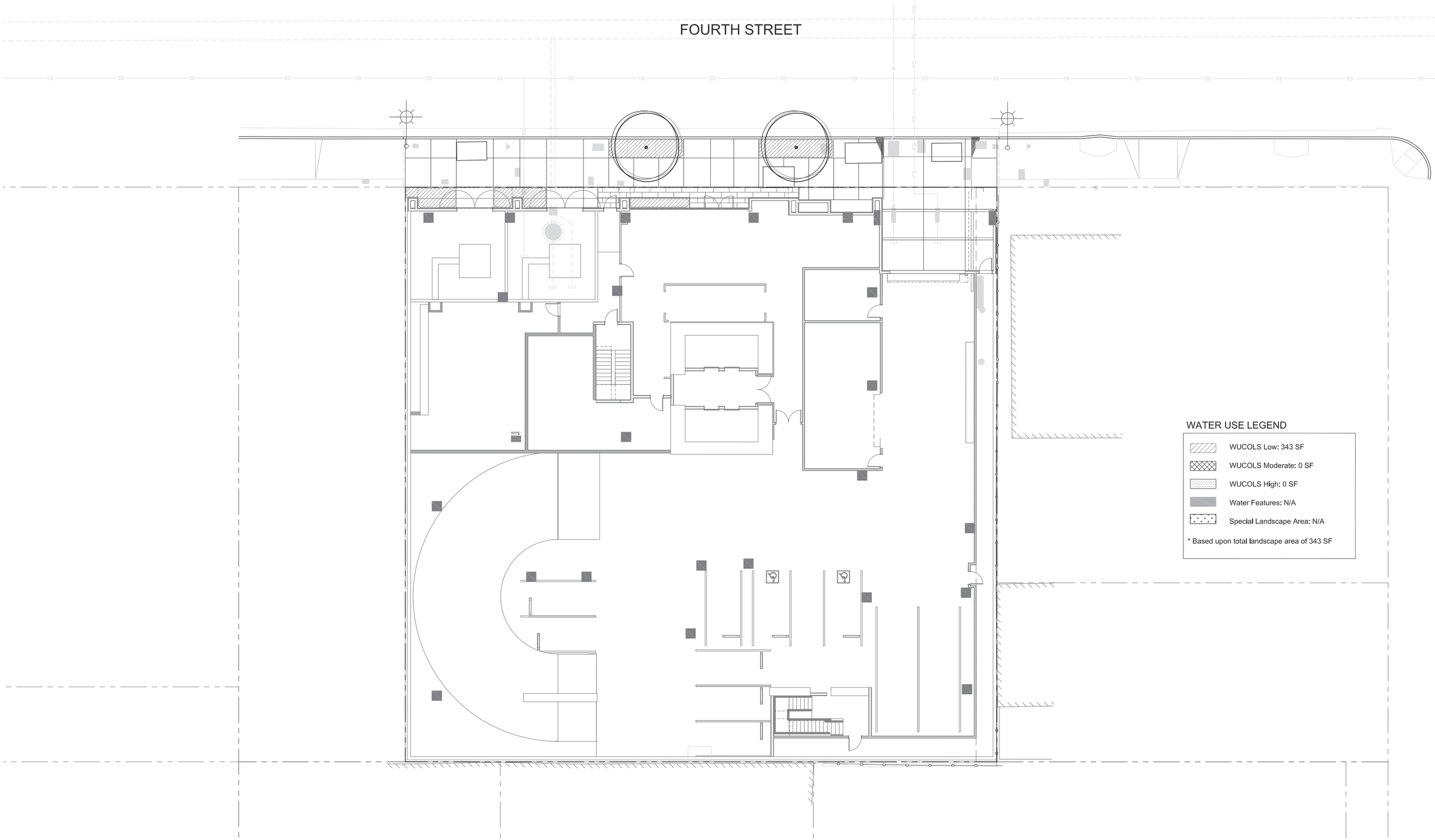
PLANT QUANTITY DIAGRAM

SPACING 'A'	SPACING 'B'	SPACING 'C'	PLANTS PER SQUARE FOOT
6" O.C.	5.20"	2.60"	4.60
8" O.C.	6.93"	3.47"	2.60
9" O.C.	7.79"	3.90"	1.78
10" O.C.	8.66"	4.33"	1.66
12" O.C.	10.40"	5.20"	1.15
15" O.C.	13.00"	6.50"	0.74
18" O.C.	15.60"	7.80"	0.51
24" O.C.	20.80"	10.40"	0.29
30" O.C.	26.00"	13.00"	0.18
36" O.C.	30.00"	15.00"	0.12
48" O.C.	40.00"	20.00"	0.07
72" O.C.	62.35"	31.18"	0.04

See Plant Spacing Diagram for maximum triangular spacing 'A'. This chart is to be used to determine number of ground cover required in a given area and spacing between shrub massings. Where shrub massings are shown, calculate shrub mass areas before utilizing spacing chart to determine plant quantities.

* Where curb, sidewalk, adjacent planting bed or wall condition occurs, utilize spacing 'C' to determine plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C = B/2.

FOURTH STREET



WATER USE LEGEND

- WUCOLS Low: 343 SF
- WUCOLS Moderate: 0 SF
- WUCOLS High: 0 SF
- Water Features: N/A
- Special Landscape Area: N/A

* Based upon total landscape area of 343 SF

Scale: 1" = 10'

0' 5' 10' 20'

N

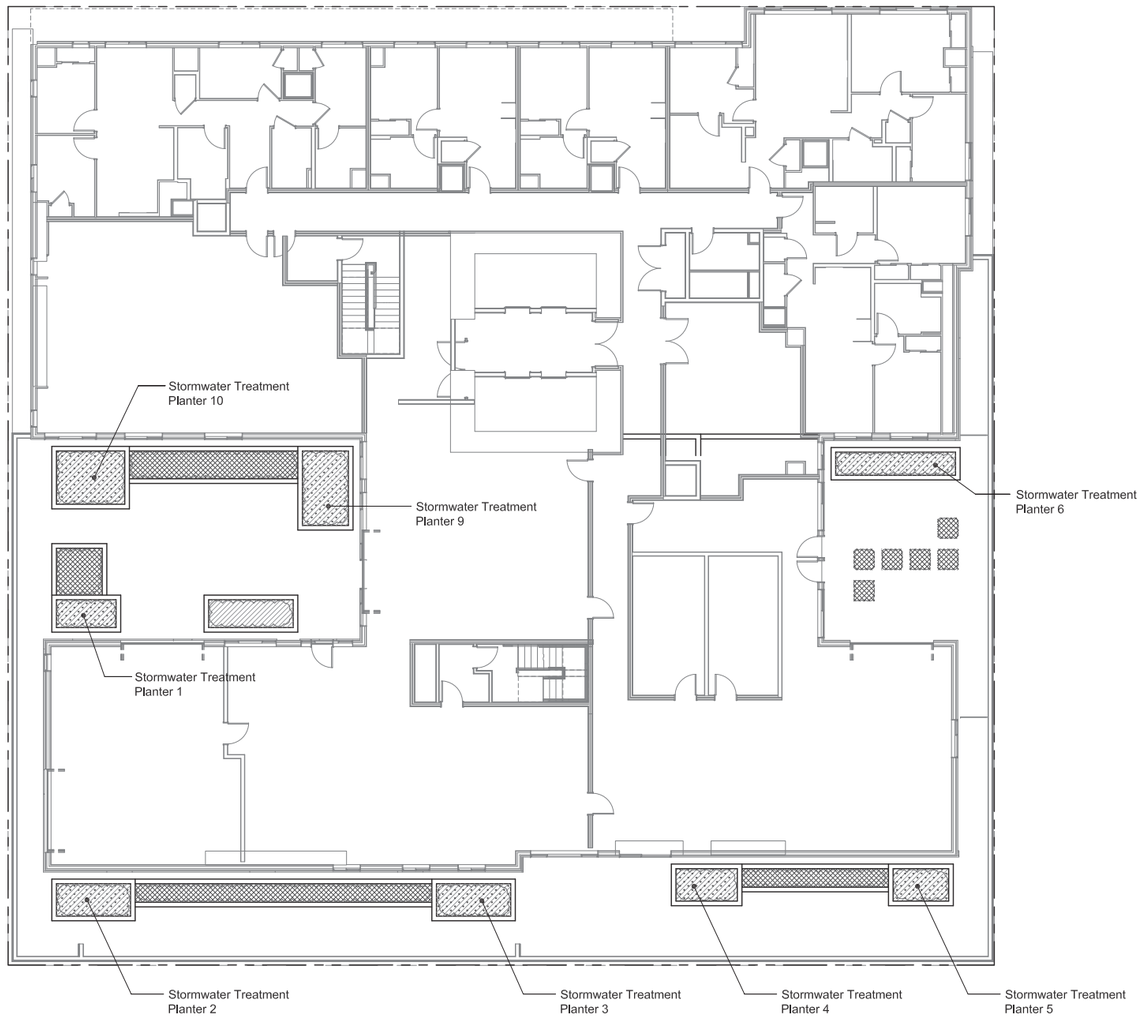
BDE ARCHITECTURE | URBAN CATALYST | THE GUZZARDO PARTNERSHIP INC. Landscape Architects • Land Planners

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SP20-021

11.04.2020

Conceptual Landscape Irrigation Zone Diagram - SITE

L-10.11



WATER USE LEGEND

- WUCOLS Low: 433 SF
- WUCOLS Moderate: 370 SF
- WUCOLS High: 0 SF
- Water Features: N/A
- Special Landscape Area: N/A

* Based upon total landscape area of 803 SF

Scale: 1" = 10'

0' 5' 10' 20'

N

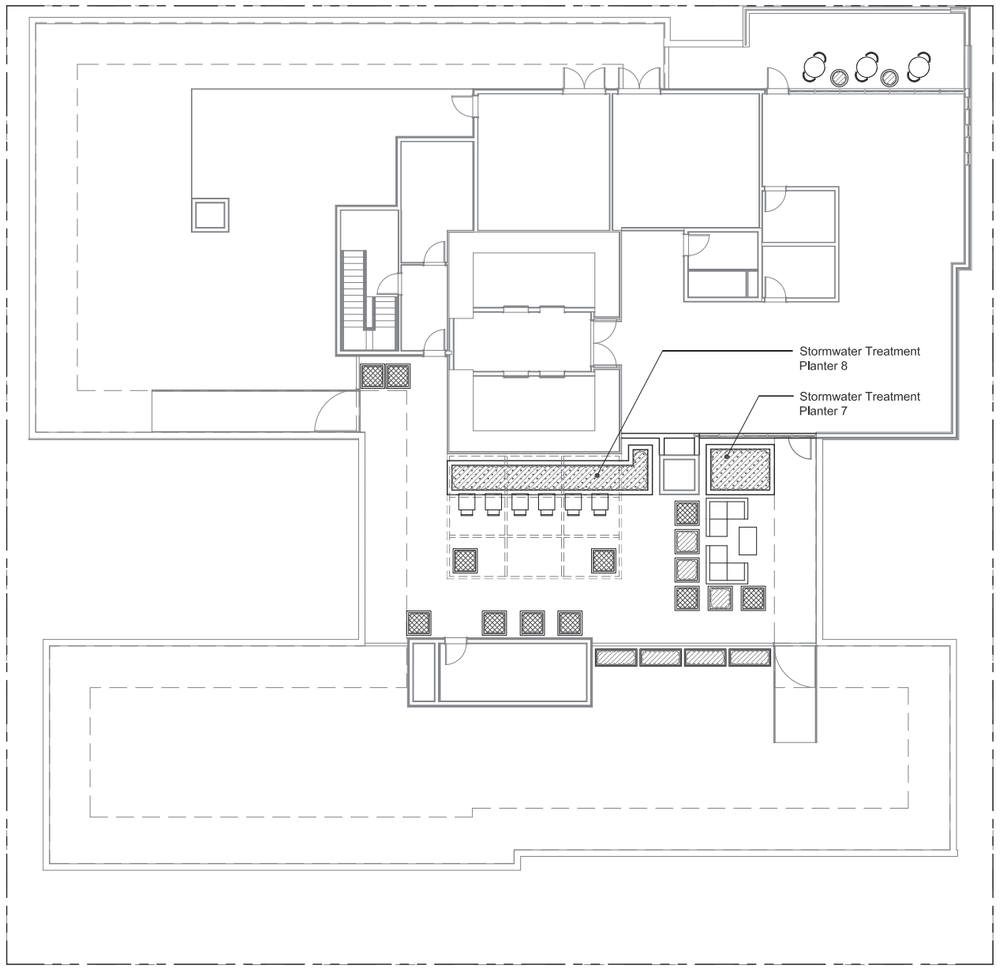
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Conceptual Landscape Irrigation Zone Diagram - 3RD FLOOR COURTYARD

L-10.12



WATER USE LEGEND

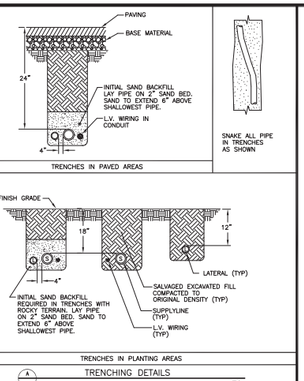
- WUCOLS Low: 237 SF
- WUCOLS Moderate: 99 SF
- WUCOLS High: 0 SF
- Water Features: N/A
- Special Landscape Area: N/A

* Based upon total landscape area of 336 SF

Scale: 1" = 10'

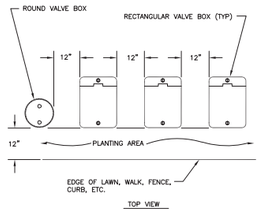
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0' 5' 10' 20'

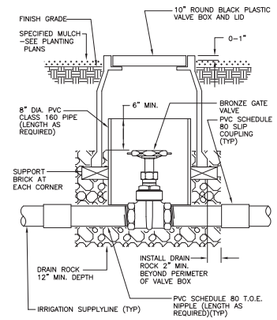


A TRENCHING DETAILS
NTS

NOTES: 1. CENTER BOXES OVER VALVES.
2. SET BOXES IN GROUND COVER/SHRUB AREA WHERE POSSIBLE.
3. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
4. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT DAMAGING VALVE BOXES.

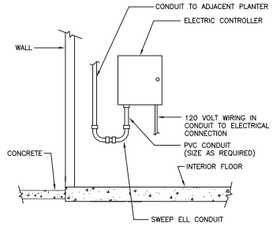


B VALVE BOX INSTALLATION DETAIL
NTS

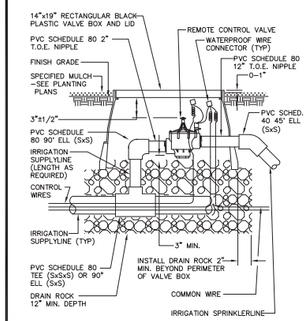


C GATE VALVE INSTALLATION DETAIL
NTS

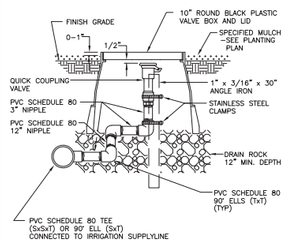
NOTE: ALL CONDUIT SHALL BE RIGID METAL–SIZE AS REQUIRED



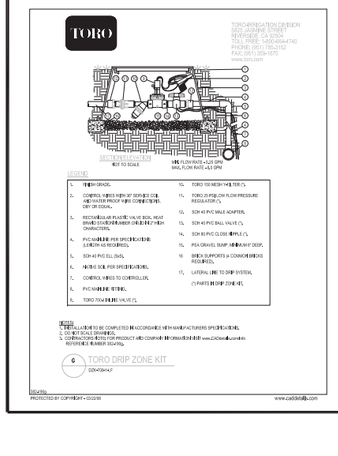
D WALL MOUNT CONTROLLER INSTALLATION DETAIL
NTS



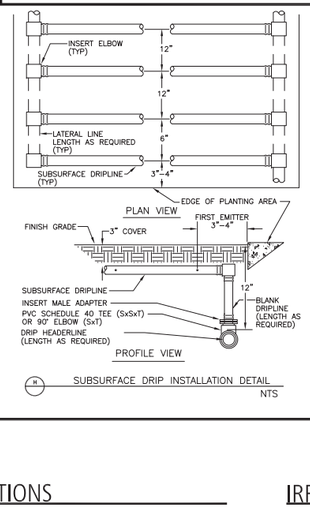
E REMOTE CONTROL VALVE INSTALLATION DETAIL
NTS



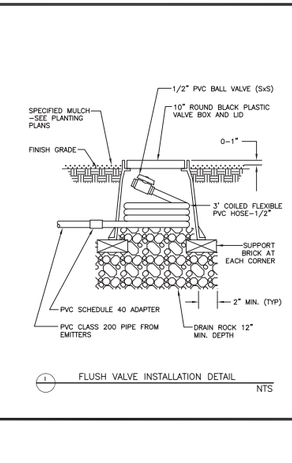
F QUICK COUPLING VALVE RISER ASSEMBLY DETAIL
NTS



G

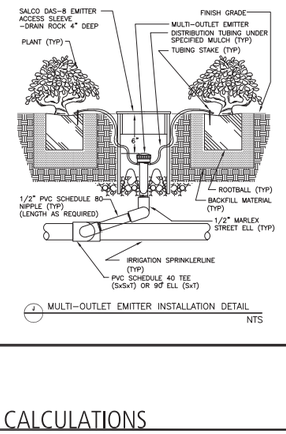


H SUBSURFACE DRIP INSTALLATION DETAIL
NTS



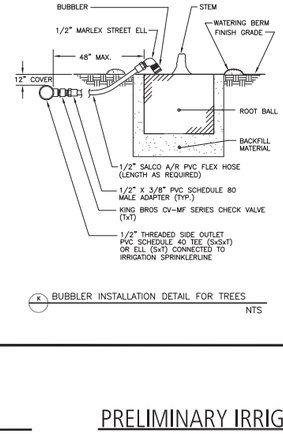
I FLUSH VALVE INSTALLATION DETAIL
NTS

NOTES: 1. USE OUTLET PLUGS AS REQUIRED FOR UNUSED OUTLETS.
2. INSTALL BUG PLUG AT END OF DISTRIBUTION TUBING OVER ROOTBALL ON UP–HILL SIDE OF PLANT.

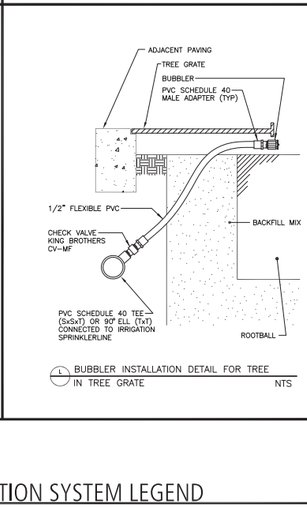


J MULTI–OUTLET EMITTER INSTALLATION DETAIL
NTS

NOTE: INSTALL BUBBLER ABOVE ROOT BALL. INSTALL BUBBLER ON UPHILL SIDE OF PLANT WHERE APPLICABLE. ALLOW 6" MINIMUM DISTANCE BETWEEN BUBBLER AND TREE TRUNK.



K BUBBLER INSTALLATION DETAIL FOR TREES
NTS



L BUBBLER INSTALLATION DETAIL FOR TREE IN TREE GRATE
NTS

IRRIGATION PERFORMANCE SPECIFICATIONS

All irrigation systems shall meet the minimum requirements of the City Landscape Ordinance and specifications

1. Planting Areas and Method of Irrigation

a. All trees shall be irrigated with tree bubblers on a separate valve in compliance with City specifications.
b. All shrubs shall be irrigated with drip irrigation systems.
c. All lawn areas (if specified on the plans) shall be irrigated with high efficiency steam rotor heads or sub-surface drip irrigation systems.

2. Irrigation Equipment

a. Point of Connection: A dedicated irrigation water meter will be provided for the project in accordance with city specifications. Water pressure will be approximately 60 psi. A master valve and flow sensor shall be provided to provide water conservation operation.
b. Remote Control Valves: Trees shall have separate irrigation control valves. Valves shall be provided to supply efficient water application to each hydrozone. Rain sensors and moisture sensors shall be used where appropriate to provide efficient water application.
c. Irrigation application method shall comply with City ordinance requirements for planting area widths.
d. See Irrigation Equipment Legend for Irrigation Materials.
e. Irrigation controllers shall be smart controllers that are weather-based to create an efficient water use system.
f. Irrigation backflow devices shall be provided in accordance with City Specification and screened from view.

IRRIGATION WATER USE COMPLIANCE CALCULATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 45.3

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)**
Regular Landscape Areas							
Low Water-Use Plants	0.30	Drip	0.81	0.37	1,023	379	10,631
Moderate Water- Use Plants	0.50	Drip	0.81	0.62	469	291	8,167
High Water-Use Plants	0.80	Drip	0.81	0.99	0	0	0
Moderate Water-Use Turf EVA	0.50	Spray	0.75	0.67	0	0	0
					(A)	(B)	
				Totals	1,492	669	18,798
Special Landscape Areas							
					(C)	(D)	
				Totals	0	0	
						ETWU Total	18,798
				Maximum Allowed Water Allowance (MAWA)=			18,857

*Hydrozone #/Planting Description — E.g. 1.) front lawn; 2.) low water use plantings; 3.) medium water use planting

*Irrigation Method — overhead spray or drip

*Irrigation Efficiency — 0.75 for spray head; 0.81 for drip

**ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

**MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Areas

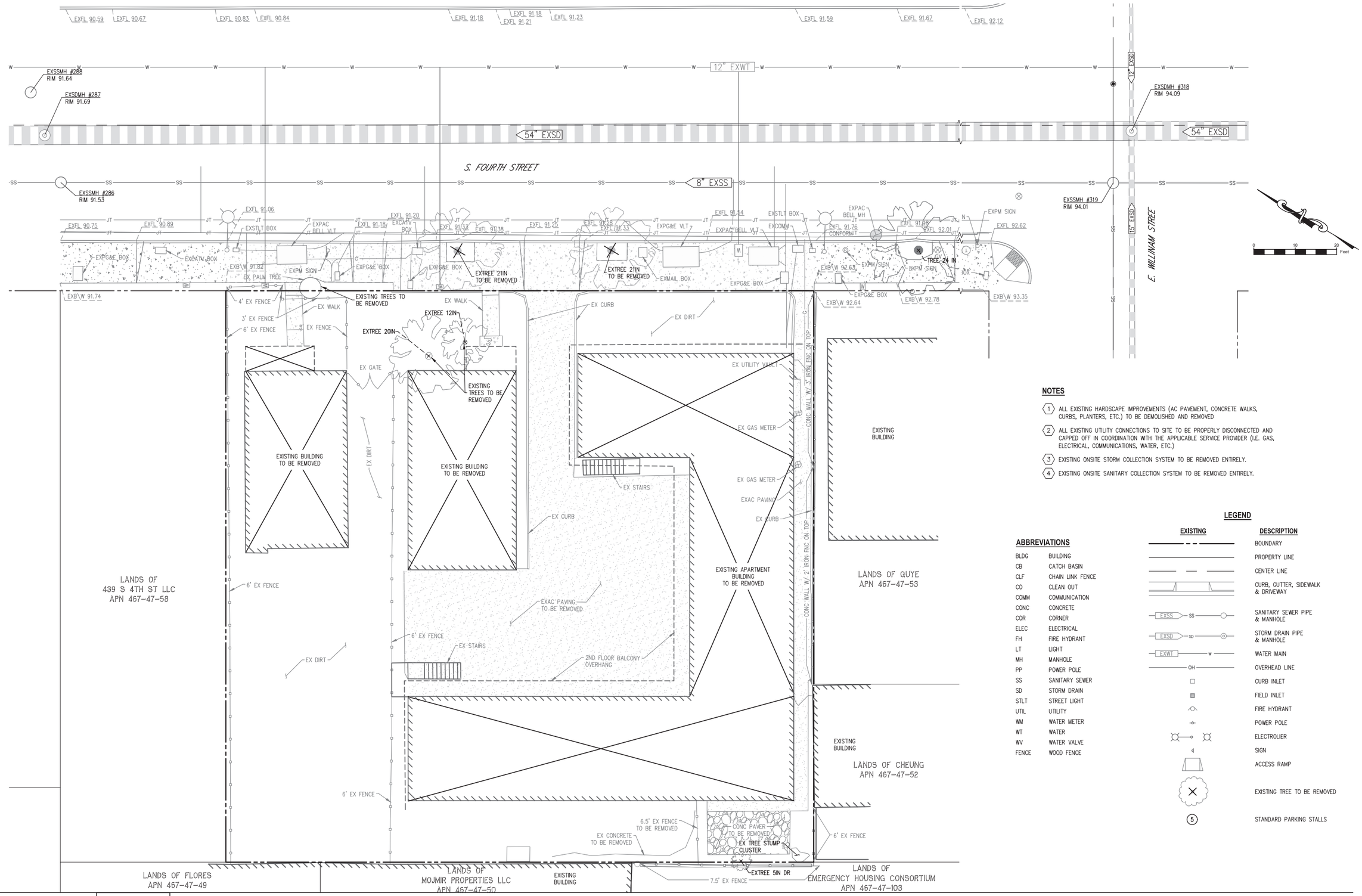
Total ETAF x Area (B)	669
Total Area (A)	1,492
Average ETAF	**0.44858579**

All Landscape Areas

Total ETAF x Area	(B+D)	669
Total Area	(A+C)	1,492
Sitewide ETAF	**(B+D) ÷ (A+C)**	**0.448585790884718**

PRELIMINARY IRRIGATION SYSTEM LEGEND

	IRRIGATION BACKFLOW PREVENTION DEVICE - FEBCO-825Y-BV		
	IRRIGATION SUPPLYLINE- 2" AND LARGER	-1120/CLASS 315 PVC PIPE	-18" COVER
	IRRIGATION SUPPLYLINE-1.5" & SMALLER	-1120/SCHEDULE 40 PVC PIPE	-18" COVER
	IRRIGATION SPRINKERLINE	-1120/CLASS 200 PVC PIPE	-12" COVER
—E—E—E—E—E—	ELECTICAL CONDUIT	-1120/SCHEDULE 40 ELECTRICAL CONDUIT	-24" COVER
	SLEEVING	-1120/SCHEDULE 40 PVC PIPE	-24" COVER



NOTES

1. ALL EXISTING HARDSCAPE IMPROVEMENTS (AC PAVEMENT, CONCRETE WALKS, CURBS, PLANTERS, ETC.) TO BE DEMOLISHED AND REMOVED
2. ALL EXISTING UTILITY CONNECTIONS TO SITE TO BE PROPERLY DISCONNECTED AND CAPPED OFF IN COORDINATION WITH THE APPLICABLE SERVICE PROVIDER (I.E. GAS, ELECTRICAL, COMMUNICATIONS, WATER, ETC.)
3. EXISTING ONSITE STORM COLLECTION SYSTEM TO BE REMOVED ENTIRELY.
4. EXISTING ONSITE SANITARY COLLECTION SYSTEM TO BE REMOVED ENTIRELY.

ABBREVIATIONS

BLDG	BUILDING
CB	CATCH BASIN
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
COMM	COMMUNICATION
CONC	CONCRETE
COR	CORNER
ELEC	ELECTRICAL
FH	FIRE HYDRANT
LT	LIGHT
MH	MANHOLE
PP	POWER POLE
SS	SANITARY SEWER
SD	STORM DRAIN
STLT	STREET LIGHT
UTIL	UTILITY
WM	WATER METER
WT	WATER
WV	WATER VALVE
FENCE	WOOD FENCE

LEGEND

EXISTING	DESCRIPTION
	BOUNDARY
	PROPERTY LINE
	CENTER LINE
	CURB, GUTTER, SIDEWALK & DRIVEWAY
EXSS SS	SANITARY SEWER PIPE & MANHOLE
EXSD SD	STORM DRAIN PIPE & MANHOLE
EXWT W	WATER MAIN
OH	OVERHEAD LINE
	CURB INLET
	FIELD INLET
	FIRE HYDRANT
	POWER POLE
	ELECTROLIER
	SIGN
	ACCESS RAMP
	EXISTING TREE TO BE REMOVED
5	STANDARD PARKING STALLS

BDE ARCHITECTURE

URBAN CATALYST

Civil Engineering Associates

Civil Engineers • Planners • Surveyors

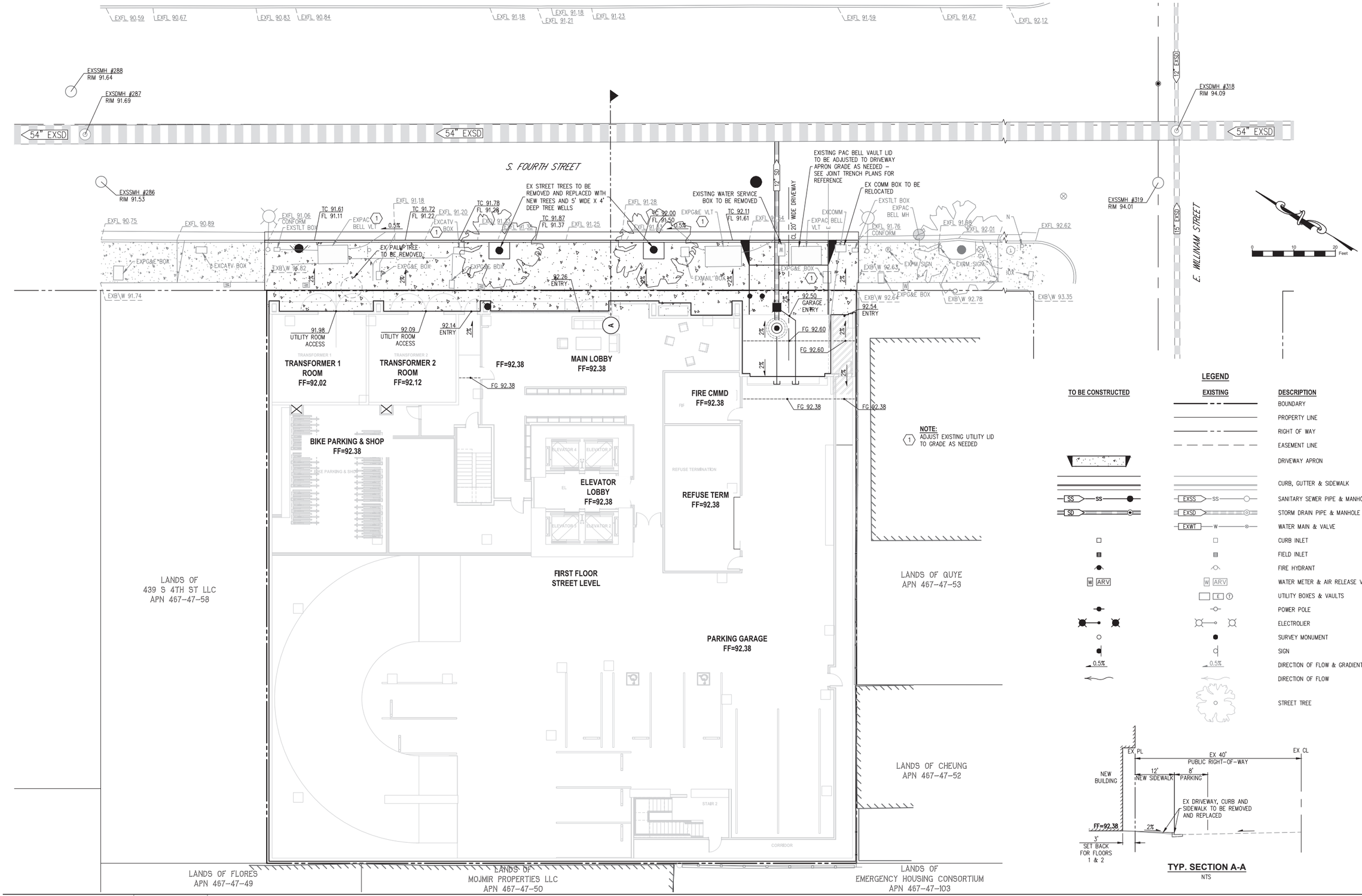
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San Jose, CA 95110
T: (408) 453-1066

SITE DEVELOPMENT PERMIT

THE MARK
459 S. 4th Street, San Jose, CA
SP20-021

11.04.2020

EXISTING CONDITIONS AND DEMOLITON PLAN
C1



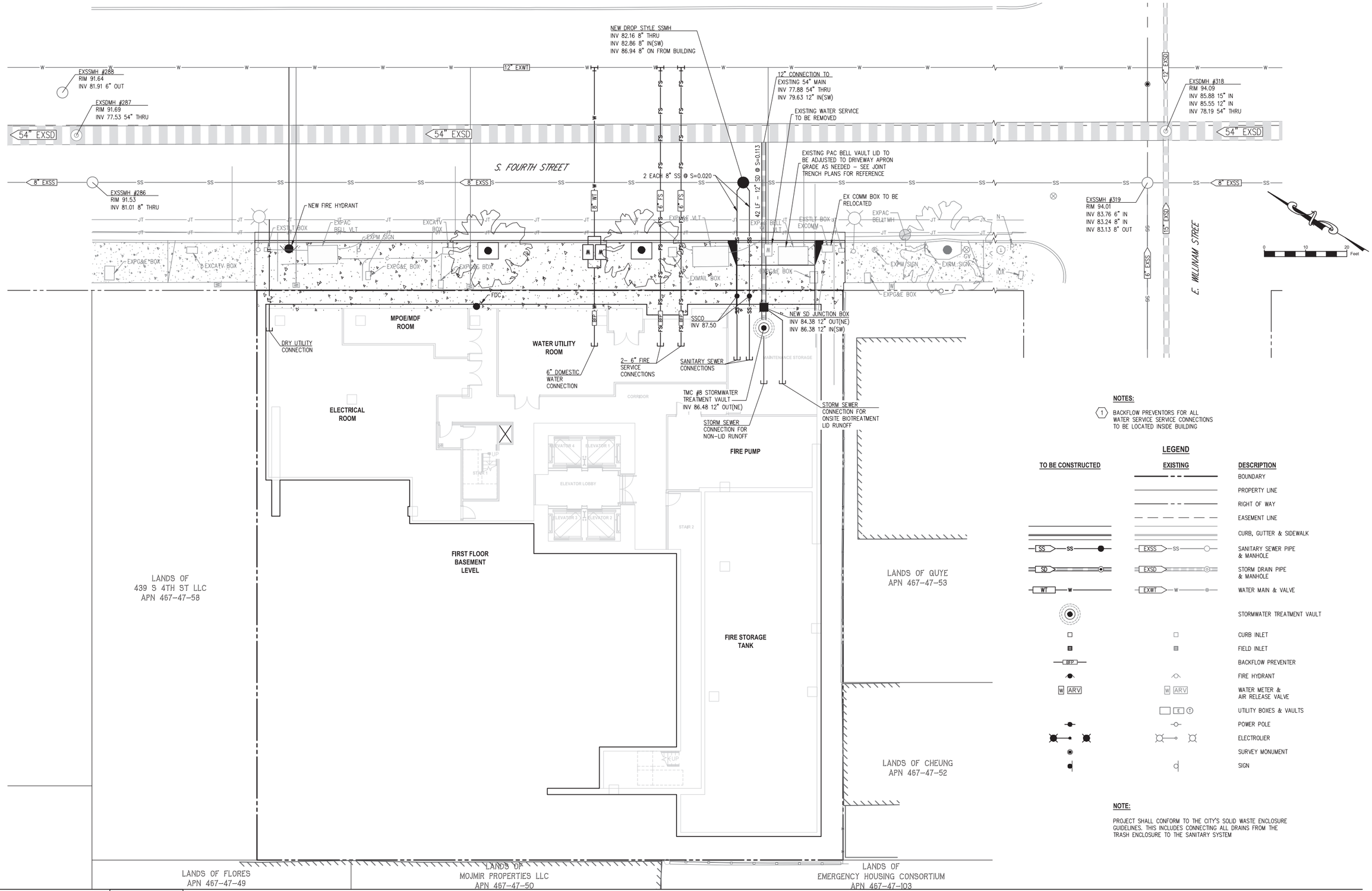
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GRADING & DRAINAGE PLAN
C2



NOTES:

1. BACKFLOW PREVENTORS FOR ALL WATER SERVICE SERVICE CONNECTIONS TO BE LOCATED INSIDE BUILDING

LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		EASEMENT LINE
		CURB, GUTTER & SIDEWALK
SS	EXSS	SANITARY SEWER PIPE & MANHOLE
SD	EXSD	STORM DRAIN PIPE & MANHOLE
WT	EXWT	WATER MAIN & VALVE
		STORMWATER TREATMENT VAULT
		CURB INLET
		FIELD INLET
BFP		BACKFLOW PREVENTER
		FIRE HYDRANT
W ARV	W ARV	WATER METER & AIR RELEASE VALVE
	E T	UTILITY BOXES & VAULTS
		POWER POLE
		ELECTROLIER
		SURVEY MONUMENT
		SIGN

NOTE:

PROJECT SHALL CONFORM TO THE CITY'S SOLID WASTE ENCLOSURE GUIDELINES. THIS INCLUDES CONNECTING ALL DRAINS FROM THE TRASH ENCLOSURE TO THE SANITARY SYSTEM

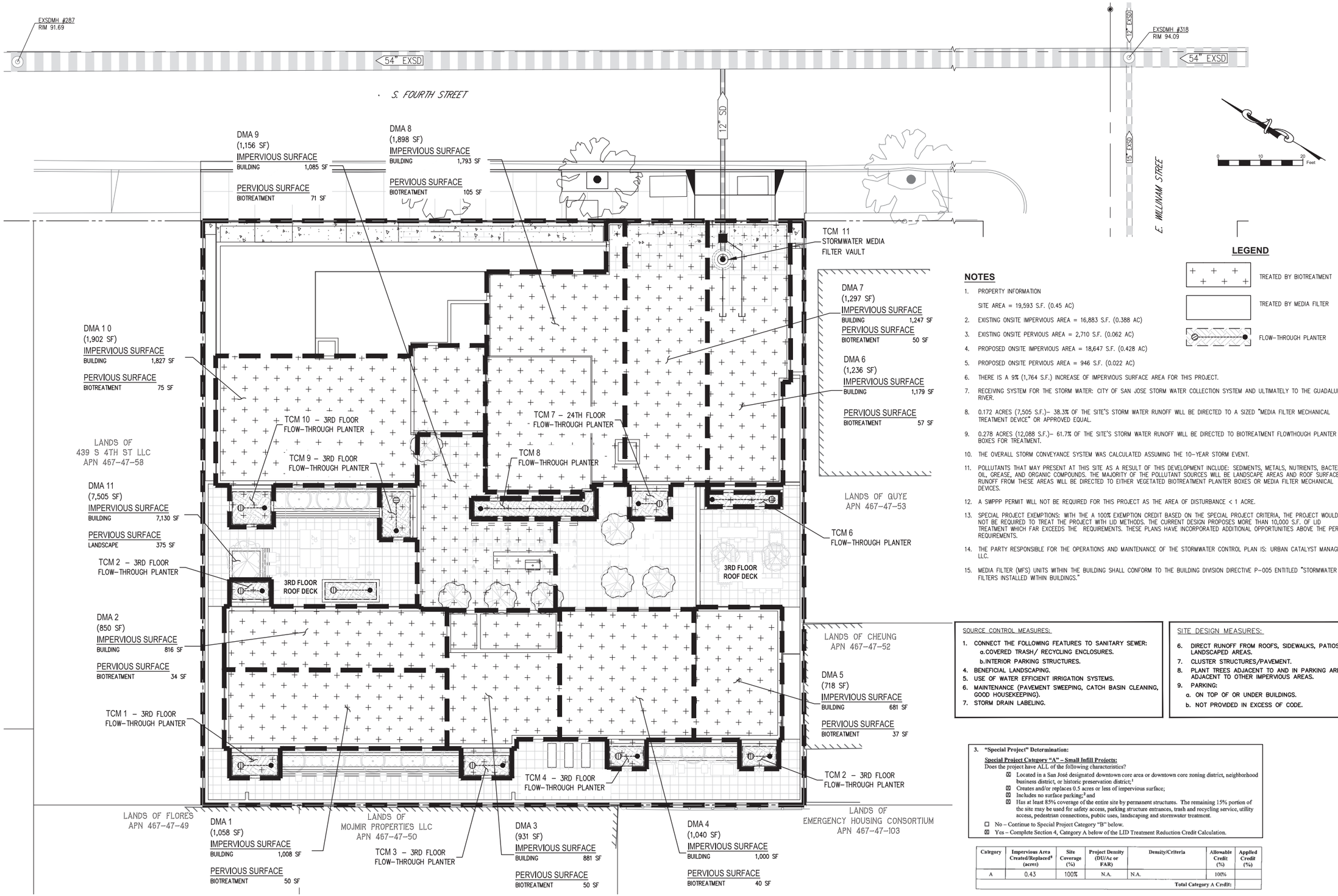
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THE MARK
459 S. 4th Street, San Jose, CA
SP20-021

11.04.2020

UTILITY PLAN
C3



LEGEND

- TREATED BY BIOTREATMENT
- TREATED BY MEDIA FILTER
- FLOW–THROUGH PLANTER

NOTES

1. PROPERTY INFORMATION
   SITE AREA = 19,593 S.F. (0.45 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 16,883 S.F. (0.388 AC)
3. EXISTING ONSITE PERVIOUS AREA = 2,710 S.F. (0.062 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 18,647 S.F. (0.428 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 946 S.F. (0.022 AC)
6. THERE IS A 9% (1,764 S.F.) INCREASE OF IMPERVIOUS SURFACE AREA FOR THIS PROJECT.
7. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF SAN JOSE STORM WATER COLLECTION SYSTEM AND ULTIMATELY TO THE GUADALUPE RIVER.
8. 0.172 ACRES (7,505 S.F.)– 38.3% OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO A SIZED "MEDIA FILTER MECHANICAL TREATMENT DEVICE" OR APPROVED EQUAL.
9. 0.278 ACRES (12,088 S.F.)– 61.7% OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO BIOTREATMENT FLOWTHOUGH PLANTER BOXES FOR TREATMENT.
10. THE OVERALL STORM CONVEYANCE SYSTEM WAS CALCULATED ASSUMING THE 10–YEAR STORM EVENT.
11. POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE LANDSCAPE AREAS AND ROOF SURFACES. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIOTREATMENT PLANTER BOXES OR MEDIA FILTER MECHANICAL DEVICES.
12. A SWPPP PERMIT WILL NOT BE REQUIRED FOR THIS PROJECT AS THE AREA OF DISTURBANCE < 1 ACRE.
13. SPECIAL PROJECT EXEMPTIONS: WITH THE A 100% EXEMPTION CREDIT BASED ON THE SPECIAL PROJECT CRITERIA, THE PROJECT WOULD NOT BE REQUIRED TO TREAT THE PROJECT WITH LID METHODS. THE CURRENT DESIGN PROPOSES MORE THAN 10,000 S.F. OF LID TREATMENT WHICH FAR EXCEEDS THE REQUIREMENTS. THESE PLANS HAVE INCORPORATED ADDITIONAL OPPORTUNITIES ABOVE THE PERMIT REQUIREMENTS.
14. THE PARTY RESPONSIBLE FOR THE OPERATIONS AND MAINTENANCE OF THE STORMWATER CONTROL PLAN IS: URBAN CATALYST MANAGER LLC.
15. MEDIA FILTER (MFS) UNITS WITHIN THE BUILDING SHALL CONFORM TO THE BUILDING DIVISION DIRECTIVE P–005 ENTITLED "STORMWATER FILTERS INSTALLED WITHIN BUILDINGS."

SOURCE CONTROL MEASURES:

1. CONNECT THE FOLLOWING FEATURES TO SANITARY SEWER:
   a. COVERED TRASH/ RECYCLING ENCLOSURES.
   b. INTERIOR PARKING STRUCTURES.
4. BENEFICIAL LANDSCAPING.
5. USE OF WATER EFFICIENT IRRIGATION SYSTEMS.
6. MAINTENANCE (PAVEMENT SWEEPING, CATCH BASIN CLEANING, GOOD HOUSEKEEPING).
7. STORM DRAIN LABELING.

SITE DESIGN MEASURES:

6. DIRECT RUNOFF FROM ROOFS, SIDEWALKS, PATIOS TO LANDSCAPED AREAS.
7. CLUSTER STRUCTURES/PAVEMENT.
8. PLANT TREES ADJACENT TO AND IN PARKING AREAS AND ADJACENT TO OTHER IMPERVIOUS AREAS.
9. PARKING:
   a. ON TOP OF OR UNDER BUILDINGS.
   b. NOT PROVIDED IN EXCESS OF CODE.

3. **"Special Project" Determination:**

Special Project Category "A" – Small Infill Projects:
Does the project have ALL of the following characteristics?

- ☒ Located in a San José designated downtown core area or downtown core zoning district, neighborhood business district, or historic preservation district;[1]
- ☒ Creates and/or replaces 0.5 acres or less of impervious surface;
- ☒ Includes no surface parking;[2] and
- ☒ Has at least 85% coverage of the entire site by permanent structures. The remaining 15% portion of the site may be used for safety access, parking structure entrances, trash and recycling service, utility access, pedestrian connections, public uses, landscaping and stormwater treatment.

☐ No – Continue to Special Project Category "B" below.
☒ Yes – Complete Section 4, Category A below of the LID Treatment Reduction Credit Calculation.

Category	Impervious Area Created/Replaced[4] (acres)	Site Coverage (%)	Project Density (DU/Ac or FAR)	Density/Criteria	Allowable Credit (%)	Applied Credit (%)
A	0.43	100%	N.A.	N.A.	100%	
				Total Category A Credit:		

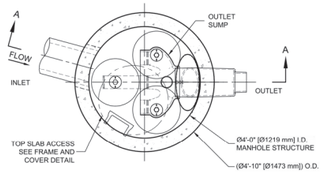
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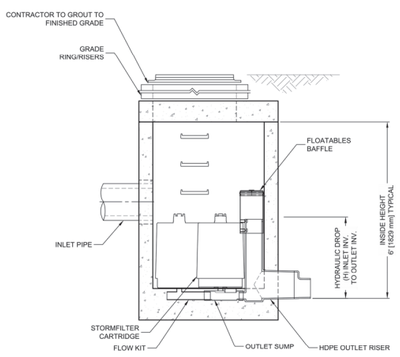
THE MARK
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SP20-021

11.04.2020

STORMWATER CONTROL PLAN
C4



PLAN VIEW
STANDARD OUTLET RISER
FLOWKIT: 40A



SECTION A-A

The Stormwater Management StormFilter®
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,322,629; 5,324,376; 5,707,527; 5,985,157; 6,027,639; 6,045,046; RELATED FOREIGN PATENTS, OR OTHER PATENTS PENDING.

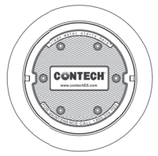
STORMFILTER DESIGN NOTES

STORMFILTER TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE SELECTION AND THE NUMBER OF CARTRIDGES. THE STANDARD MANHOLE STYLE IS SHOWN WITH THE MAXIMUM NUMBER OF CARTRIDGES (3). VOLUME SYSTEM IS ALSO AVAILABLE WITH MAXIMUM 3 CARTRIDGES. Ø4 [1219 mm] MANHOLE STORMFILTER PEAK HYDRAULIC CAPACITY IS 1.0 CFS [28.3 L/s]. IF THE SITE CONDITIONS EXCEED 1.0 CFS [28.3 L/s] AN UPSTREAM BYPASS STRUCTURE IS REQUIRED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27" [686 mm]			18" [458 mm]			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H)	3.05' [930 mm]			2.3' [700 mm]			1.8' [550 mm]		
SPECIFIC FLOW RATE (gpm/sf) [L/s/m²]	2 [1.30]	1.67* [1.08]	1 [0.65]	2 [1.30]	1.67* [1.08]	1 [0.65]	2 [1.30]	1.67* [1.08]	1 [0.65]
CARTRIDGE FLOW RATE (gpm) [L/s]	22.5 [1.42]	18.79 [1.19]	11.25 [0.71]	15 [0.95]	12.53 [0.79]	7.5 [0.44]	10 [0.63]	8.35 [0.54]	5 [0.32]

* 1.67 gpm/sf [1.08 L/s/m²] SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs) [L/s]	*
PEAK FLOW RATE (cfs) [L/s]	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
CARTRIDGE HEIGHT (SEE TABLE ABOVE)	*
NUMBER OF CARTRIDGES REQUIRED	*
CARTRIDGE FLOW RATE	*
MEDIA TYPE (PERLITE, ZPG, PSORB)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE #1	*	*	*
INLET PIPE #2	*	*	*
OUTLET PIPE	*	*	*
RIM ELEVATION			*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

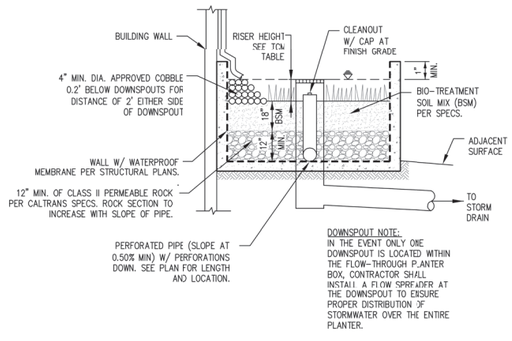
* PER ENGINEER OF RECORD

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR SITE SPECIFIC DRAWINGS WITH DETAILED VAULT DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE, www.ContechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING.
5. STRUCTURE SHALL MEET AASHTO HS-20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' [1524 mm] AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.
6. FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. RADIAL MEDIA DEPTH SHALL BE 7-INCHES [178 mm]. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST 38 SECONDS.
7. SPECIFIC FLOW RATE IS EQUAL TO THE FILTER TREATMENT CAPACITY (gpm) [L/s] DIVIDED BY THE FILTER CONTACT SURFACE AREA (sq ft)[m²].
8. STORMFILTER STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEP'H, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE.
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET PIPE(S).
E. CONTRACTOR TO PROVIDE AND INSTALL CONNECTOR TO THE OUTLET RISER STUB. STORMFILTER EQUIPPED WITH A DUAL DIAMETER HDPE OUTLET STUB AND SAND COLLAR. IF OUTLET PIPE IS LARGER THAN 8 INCHES [200 mm], CONTRACTOR TO REMOVE THE 8 INCH [200 mm] OUTLET STUB AT MOLDED-IN CUT LINE, COUPLING BY FERNCO OR EQUAL AND PROVIDED BY CONTRACTOR.
F. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

SFMH48
STORMFILTER
STANDARD DETAIL



SIZING METHODS:
FLOW-COMBO
4%

3 FLOW-THROUGH PLANTER (ABOVE GRADE) N.T.S.

FORM #138 - Stormwater Evaluation Form page 2 of 4

2. AREA DATA

2.a Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable):	N/A	
2.b Total area of site:	0.450	acres
2.c Total area of site that will be disturbed:	0.450	acres

COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:

2.d IMPERVIOUS AREAS - IA	Pre-Project Existing IA sq. ft.	Existing IA Retained As-Is[1] sq. ft.	Existing IA Replaced with IA[2] sq. ft.	New IA Created[2] sq. ft.	Total Post Project IA sq. ft.
Site Totals					
Total IA	d.1 16,883	d.2	d.3 16,883	d.4 1,764	d.5 (d.2+d.3+d.4) 18,647
Total New and Replaced IA			d.6 (d.3+d.4) 18,647		
Public Street Totals					
Total Public Streets IA[3]	d.8 0	d.9 0	d.10 0	d.11 0	d.12 (d.9+d.10+d.11) 0
Total New and Replaced Public Streets IA			d.13 (d.10+d.11) 0		
Total Site and Public Streets IA	d.14 (d.1+d.8) 16,883				d.15 (d.5+d.12) 18,647
Percent Replacement of IA in Redevelopment Projects (d.3÷d.1) x 100:					d.16 100 %

2.e PERVIOUS AREAS - PA	Pre-Project Existing PA sq. ft.		Total Post Project PA sq. ft.
Total PA[4]	e.1 2,710		e.2 946
2.f Total Area (IA + PA)	f.1 (d.14 + e.1) 19,593		f.2 (d.15 + e.2) 19,593

FOOTNOTES
1. "Retained" in box 2.d.2 means to leave existing IA in place. An IA that goes through maintenaace (e.g., pavement resurfacing/slurry seal/grind), but no change in grade is considered "retained."
2. The "replaced" and "new" IA in boxes 2.d.3. and 2.d. 4 are based on the total area of the site and not specific locations on site. For example, impervious parking created over a pervious area is not "new" IA if an equal amount of pervious area replaces IA somewhere else on the site. Constructed IA on a site that does not exceed the Total Pre-Project IA in box 2.d.1. will be considered "replaced" IA. **A site will have "new" IA only if the Total Post-Project IA in box 2.d.5. exceeds the Total Pre-Project IA (2.d.5 - 2.d.1 = 2.d.4).**
3. These areas are locations of the public street that are being dedicated (sidewalk or street easement) to the City of San José.
4. Include bioretention areas, infiltration areas, green roofs, and pervious pavement in PA calculations.

MEDIA FILTER SIZING

DMA # 8
A= 7,505 s.f. A= 0.127 acre

C Value	Area* (s.f.)	Weighted C Value
1.0	7,130	0.955
0.8	0	
0.7	0	
0.1	375	

Rainfall Intensity (i) I = 0.2

* Input Values by hand or use Table at the bottom of the spreadsheet.

Q= CxixA
Q= 0.0328=14.75 GPM

Manufacturer: CONTECH
Cartridge Height: 18" in.
Cartidge Media (if applicable): PHOSPHOSORB
G.U.L.D. Cartridge Treatment Flowrate (CTF): 12.53 gpm/cartridge

Cartridges= [Q x (449 gpm/cfs)] / CTF
Cartridges = 2 (round up)
Cartridges Required= 2
Treatment Flow Rate Capacity= 0.056 **cfs**

TREATMENT CONTROL MEASURE SUMMARY TABLE

DRAINAGE MANAGEMENT AREA	TCM#	LOCATION	TYPE OF TREATMENT USED	LID or NON-LID	SIZING METHOD	DRAINAGE AREA (SF)	IMPERVIOUS SURFACE (SF)	PERVIOUS SURFACE (PERMEABLE PAVEMENT) (SF)	PERVIOUS SURFACE (OTHER) (SF)	% ONSITE AREA TREATED BY LID OR NON-LID TCM	BIORETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED (SF)	OVERFLOW RISER HEIGHT	STORAGE DEPTH REQUIRED	STORAGE DEPTH PROVIDED	# OF CARTRIDGES REQUIRED	# OF CARTRIDGES PROVIDED	MEDIA TYPE	CARTRIDGE HEIGHT (IN)	# OF TREE CREDIT	TREATMENT CREDIT (S.F.)	COMMENTS
DMA-1	1	ONSITE	Flow-Through planter (concrete lined*) w/ underdrain	LID	2C. Flow: 4% Method **	1058	1008	0	50	5.40%	40	50	6"	N/A	N/A	N/A	N/A	BSM	N/A	-	-	3RD FLOOR
DMA-2	2	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	850	816	0	34	4.34%	33	34	6"	N/A	N/A	N/A	N/A	BSM	N/A	-	-	3RD FLOOR
DMA-3	3	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	931	881	0	50	4.75%	35	50	6"	N/A	N/A	N/A	N/A	BSM	N/A	-	-	3RD FLOOR
DMA-4	4	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	1040	1000	0	40	5.31%	40	40	6"	N/A	N/A	N/A	N/A	BSM	N/A	-	-	3RD FLOOR
DMA-5	5	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	718	681	0	37	3.66%	27	37	6"	N/A	N/A	N/A	N/A	BSM	N/A	-	-	3RD FLOOR
DMA-6	6	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	1236	1179	0	57	6.31%	47	57	6"	N/A	N/A	N/A	N/A	BSM	N/A	-	-	3RD FLOOR
DMA-7	7	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	1297	1247	0	50	6.62%	50	50	6"	N/A	N/A	N/A	N/A	BSM	N/A	-	-	24TH FLOOR
DMA-8	8	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	1898	1793	0	105	9.69%	72	105	6"	N/A	N/A	N/A	N/A	BSM	N/A	-	-	24TH FLOOR
DMA-9	9	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	1158	1085	0	73	5.91%	43	71	6"	N/A	N/A	N/A	N/A	BSM	N/A	-	-	3RD FLOOR
DMA-10	10	ONSITE	Flow-Through planter concrete lined* w/ underdrain	LID	2C. Flow: 4% Method **	1902	1827	0	75	9.71%	73	75	6"	N/A	N/A	N/A	N/A	BSM	N/A	-	-	3RD FLOOR
DMA-11	11	ONSITE	Proprietary Media Filter System (MFS)	Non-LID	2C. Flow: I = 0.2	7505	7130	0	375	38.30%	N/A	N/A	N/A	N/A	N/A	2	2	CONTECH MEDIA FILTER	18"	-	-	GROUND FLOOR
TOTAL						19593	18647	0	946	100.00%	461	569										

** "LINED" REFERS TO AN IMPERMEABLE LINER PLACED ON THE BOTTOM OF A CONCRETE FLOW-THROUGH PLANTER.
*FLOW-THROUGH PLANTER SIZING CALCULATED BY 4% METHOD (IMPERVIOUS AREA x 0.04)

I:\STORMWATER\CM\MOP\SI\SI STORMFILTER\HS STANDARD DRAWINGS\MANHOLE\SFMH48-STL.DWG 4/5/2019 10:54 AM

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60–70% SAND AND 30–40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT : HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

1. SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
2. PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
3. SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
4. CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED INLINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
5. A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
6. DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.

OPERATION AND MAINTENANCE INFORMATION:

I. **PROPERTY INFORMATION:**

I.A. PROPERTY ADDRESS:
459 & 476 S. 4TH STREET
SAN JOSE, CA 95112

I.B. PROPERTY OWNER:
URBAN CATALYST
99 S. ALMADEN BLVD., SUITE 840
SAN JOSE, CA 95113

II. **RESPONSIBLE PARTY FOR MAINTENANCE:**

II.A. CONTACT:
PAUL RING

II.B. PHONE NUMBER OF CONTACT:
(650) 888-5885

II.C. EMAIL:
pring@urbancatalyst.com

II.D. ADDRESS:
URBAN CATALYST
99 S. ALMADEN BLVD., SUITE 840
SAN JOSE, CA 95113

PROJECT SITE INFORMATION:

1. **SOILS TYPE:** CLAY WITH SAND THAT IS MODERATELY EXPANSIVE
2. **GROUND WATER DEPTH:** 12.8" – 16" BELOW GROUND SURFACE
3. **NAME OF RECEIVING BODY:** GUADALUPE RIVER
4. **FLOOD ZONE:** D
5. **FLOOD ELEVATION (IF APPLICABLE):** N/A

STANDARD STORMWATER CONTROL NOTES:

- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

TABLE 1
ROUTINE MAINTENANCE ACTIVITIES FOR FLOW-THROUGH PLANTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT THE PLANTER SURFACE AREA, INLETS AND OUTLETS FOR OBSTRUCTIONS AND TRASH; CLEAR ANY OBSTRUCTIONS AND REMOVE TRASH.	QUARTERLY
2	INSPECT PLANTER FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, THE SURFACE BIOTREATMENT SOIL SHOULD BE TILLED OR REPLACED WITH THE APPROVED SOIL MIX AND REPLANTED. USE THE CLEANOUT RISER TO CLEAR ANY UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	QUARTERLY
3	CHECK FOR ERODED OR SETTLED BIOTREATMENT SOIL MEDIA. LEVEL SOIL WITH RAKE AND REMOVE/REPLANT VEGETATION AS NECESSARY.	QUARTERLY
4	MAINTAIN THE VEGETATION AND IRRIGATION SYSTEM. PRUNE AND WEED TO KEEP FLOW-THROUGH PLANTER NEAT AND ORDERLY IN APPEARANCE.	QUARTERLY
5	EVALUATE HEALTH AND DENSITY OF VEGETATION. REMOVE AND REPLACE ALL DEAD AND DISEASED VEGETATION. REMOVE EXCESSIVE GROWTH OF PLANTS THAT ARE TOO CLOSE TOGETHER.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
7	INSPECT THE OVERFLOW PIPE TO MAKE SURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE ANY DAMAGED OR DISCONNECTED PIPING. USE THE CLEANOUT RISER TO CLEAR UNDERDRAINS OF OBSTRUCTIONS OR CLOGGING MATERIAL.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATOR AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ANY ACCUMULATION OF SEDIMENT.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
9	INSPECT AND, IF NEEDED, REPLACE WOOD MULCH. IT IS RECOMMENDED THAT 2" TO 3" OF COMPOSTED ARBOR MULCH BE APPLIED ONCE A YEAR.	ANNUALLY, BEFORE THE RAINY SEASON BEGINS
10	INSPECT SYSTEM FOR EROSION OF BIOTREATMENT SOIL MEDIA, LOSS OF MULCH, STANDING WATER, CLOGGED OVERFLOWS, WEEDS, TRASH AND DEAD PLANTS. IF USING ROCK MULCH, CHECK FOR 3" OF COVERAGE.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,
11	INSPECT SYSTEM FOR STRUCTURAL INTEGRITY OF WALLS, FLOW SPREADERS, ENERGY DISSIPATORS, CURB CUTS, OUTLETS AND FLOW SPLITTERS.	ANNUALLY AT THE END OF THE RAINY SEASON AND/OR AFTER LARGE STORM EVENTS,

TABLE 2
ROUTINE MAINTENANCE ACTIVITIES FOR MEDIA FILTERS

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	INSPECT FOR STANDING WATER, SEDIMENT, TRASH AND DEBRIS.	MONTHLY DURING RAINY SEASON
2	REMOVE ACCUMULATED TRASH AND DEBRIS IN THE UNIT DURING ROUTINE INSPECTIONS.	MONTHLY DURING RAINY SEASON, OR AS NEEDED AFTER STORM EVENTS
3	INSPECT TO ENSURE THAT THE FACILITY IS DRAINING COMPLETELY WITHIN FIVE DAYS AND PER MANUFACTURER'S SPECIFICATIONS.	ONCE DURING THE WET SEASON AFTER MAJOR STORM EVENT.
4	REPLACE THE MEDIA PER MANUFACTURER'S INSTRUCTIONS OR AS INDICATED BY THE CONDITION OF THE UNIT.	PER MANUFACTURER'S SPECIFICATIONS.
5	INSPECT MEDIA FILTERS USING THE ATTACHED INSPECTION CHECKLIST.	QUARTERLY OR AS NEEDED