
Heritage Resource Partners, LLC

PO Box 1332
San Jose CA 95109-1332
408.297.2684
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June 18, 2009

Gary Rucker
198 South Twelfth St.
San José CA 95112

RE: City Landmark nomination
Cox House

Dear Mr. Rucker:

Please find enclosed DPR523 forms prepared for your property at 198 South Twelfth St. in San José. These forms and the related historic evaluation rating sheets were prepared for your use in submitting an application to the City of San José for city landmark status for your residential property.

The City of San José "Evaluation Rating System" is used to attempt to quantify the process for conducting evaluations for historical significance for properties within the San José city jurisdiction. Using the rating system, a numerical score of 67 or above is considered sufficient to identify the potential for designation of a property as a San José City Landmark. The actual nomination process and decision by the San José City Council is based on the requirements of Chapter 13 of the San José Municipal Code (Section 13.48.110 / *Procedure for designation of a landmark*).

The evaluation we conducted on your property indicates a point score of 93.06 points, which is above the threshold. After reviewing the score and evaluating the property in the context of the criteria within the municipal code, we believe the property is eligible for individual designation as a San José City Historic Landmark.

The property is currently listed on the City of San José Historic Resources Inventory as a Contributing Structure to the Naglee Conservation Area. We noted in the rating sheet that the property has integrity to its period of significance. The period of significance is 1905-1910; the years in which the Cox family were residents.

Nomination for city historic landmark status can be made by a property owner. Following notification from the Director of Planning, Building and Code Enforcement that your application is complete, the San José City Council must initiate the procedure for the designation for your property. A public hearing before the Historic Landmarks Commission will take place within 90 days of the City Council initiation. Within 30 to 120 days following that hearing, a report with recommendations will be submitted to the City Council, who will then hold a public hearing to formally consider the designation.

In order for the designation to take place, the San José City Council must make findings that the property has historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature, and that its designation as an individual city landmark conforms to the goals and policies of the San José 2020 General Plan. In reviewing the possible historical values associated with the property at 198 South Twelfth St., we consider the following statement applicable:

The residential property at 198 South Twelfth St., San José, has special historical, architectural and aesthetic interest and value to the community, for its contribution to the setting of the Naglee Park Conservation Area, and for the distinctive design of the residence, which is an excellent example of the eclectic work of the architectural firm of Wolfe & McKenzie, one of the most prolific and prominent architectural firms in San Jose during the early twentieth century.

The City of San José could reasonably make the following findings in designating your property a city historic landmark:

- *It has character, interest and value as a part of local and regional history and heritage as a distinctive building within the Nagle Park Conservation Area;*
- *It exemplifies aspects of the heritage of the San Jose in its distinctive eclectic residential architecture,*
- *It embodies distinguishing characteristics of a highly unique, Shingle-style design of residential architecture,*
- *It is identified as the work of the architectural firm of Wolfe & McKenzie, whose work has influenced the development of the City of San José; and*
- *It embodies elements of architectural design which represents a significant architectural innovation for its time.*

Sincerely:

Franklin Maggi, Architectural Historian
Archives & Architecture, LLC

Enclosures

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 12 *Resource Name or #: (Assigned by recorder) Cox House

P1. Other Identifier: 198 Whitney St. (prior to 1913)

*P2. Location: Not for Publication Unrestricted *a. County Santa Clara
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad San Jose East Date 1980 photorevised T.7S.; R.1E.; Mount Diablo B.M.

c. Address 198 South Twelfth Street City San Jose Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599513mE/ 4133042mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 467-26-079,
 northeast corner of South Twelfth and San Antonio Streets.

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

This unique, primarily Shingle-style house illustrates, through its form and detailing, an excellent eclectic composition designed by the local architectural firm of Wolfe & McKenzie. Such character-defining features as the shingle-wrapped boxed rake eaves, flared bellyband, curved dormer corners, bell-cast porch roof, and unmatching bay windows, as well as the trim details, create a unified composition that is one the firm's more distinctive early-twentieth-century designs. The house was published in their *Book of Designs* as a prototype, and the current residence has been preserved to a fairly high degree, and it represents an intact example of the work of this important local firm.

(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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



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

View facing northeast, May 2009.

*P6. Date Constructed/Age & Sources:
 Historic Prehistoric Both

1905, 104 years old, news article.

*P7. Owner and Address:

Gary Rucker
 198 South Twelfth St.
 San Jose, CA 95112

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

Franklin Maggi & Leslie Dill
 Archives & Architecture
 PO Box 1332
 San Jose CA 95109-1332

*P9. Date Recorded: June 18, 2009

*P10. Survey Type: (Describe)
 Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record Archaeological Record
 District Record Linear Feature Record Milling State Record Rock Art Record Artifact Record Photograph Record Other (List)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
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*Resource Name or # (Assigned by recorder)

Cox House

*Recorded by Franklin Maggi and Leslie Dill

*Date 6/18/2009

Continuation Update

(Continued from page 1, DPR523a, P3a)

The corner property is located in Naglee Park, a recognized historic residential neighborhood, currently designated as a San José Conservation Area. Naglee Park was subdivided and developed relatively quickly and consistently around the turn of the last century, creating a coherent neighborhood character. The neighborhood has maintained many of its original residential features; therefore, the house is surrounded by much of its historic setting, including adjacent houses of similar age, scale, and unique design, surrounding properties of a similar scale and setbacks, mature street trees and other landscaping, and the regular pattern of the streets.

The immediate setting for the house includes a modest front yard facing South Twelfth Street (nominally west); it is landscaped primarily as lawn. The front entrance, located within the relatively wide north-side yard, is accessed by a recent, curved concrete walkway. The front yard wraps the southwest corner of the house and continues into the relatively narrow south side yard at San Antonio Street. At the rear of the south side yard, a tall wooden fence surrounds the rear yard. The front parking strip along Twelfth Street features young street trees while the side parking strip along San Antonio Street has large, mature sycamores. The rear yard is typical in size of the Naglee Park area; it includes a rear deck, a lawn area, and other plantings, as well as a 1950s detached garage in the northeast corner of the property; the garage is accessed by a concrete driveway that leads from a gate at San Antonio Street.

The one-and-one-half-story Cox House has an unusual and imposing form. It has an approximately rectangular footprint covered by a full-depth, steep, side-gabled roof that starts at the first floor. The side gables are accentuated in form by heavy, boxed rake eaves wrapped in shingles. The gable-end bases flare out deeply above the first floor creating a full-story boxed triangular form on each side of the upper level. To the front and rear, the main roof is crowned by full-width dormers; these are topped by hipped roofs that have a lower pitch than the main roof, accentuating the horizontal plane. The front dormer features a full-width low base that is capped by a shallow eave and roof. The window wall above it curves back from the corners. The curves reveal and accentuate the depth of the outer corner of the upper eaves and the lower base. The one-story main entry porch projects from the north-side wall; it features a bell-cast roof that shares the same eave line with the main roof. Two accent forms are featured at the first floor of the front façade: a bow window near the north corner and a square bay that wraps the southwest corner. An angled bay window faces south, toward San Antonio Street. To the rear are two one-story wings; the wing at the north corner is original, and features a relatively steep hipped roof that shares the eaveline of the main gabled roof. The wing to the south, which wraps slightly onto the south-side elevation, is a mid-twentieth-century addition with a flat roof. A modern deck and arbor fills the area between and behind the two wings.

The deep, boxed eaves have a distinctive angled form that minimizes the outer fascia and accentuate the flat-board soffit. The decorative angled accent beams—used for the cantilevered bow window and upper dormer base—give an indication of the likely construction of the distinctive eaveline of the house: the concealed rafters and joists were likely trimmed at an angle. Under the eaves is a narrow dentil band, and ogee-profiled gutters are integrated into the outer eave design. The roof is covered with composition shingles. The lower-level walls are clad in tri-bevel horizontal wood siding that meets at 3/4-round corner trim; the upper-level is clad in square-cut shingles. The frame house is raised above a full dirt-floor basement, on an early concrete foundation and frame pony wall. Original fenestration consists of a variety of wood window units, including single-hung, double-hung, casement and fixed units, some with transoms. The original windows are surrounded with flat-board casings trimmed by architrave moldings. The Mid-Century Modern addition has a flat roof with exposed rafter tails, matching siding, and simplified flat-board trim.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
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*Resource Name or # (Assigned by recorder)

Cox House

*Recorded by Franklin Maggi and Leslie Dill

*Date 6/18/2009

Continuation Update

(Continued from previous page)

The front façade is symmetrical at the upper floor and asymmetrical at the first floor, a distinctive trait found on many of the Wolfe & McKenzie designs. The front entry is through a porch that projects from the north side of the house; it is set back from the front facade, accessible from front-facing steps. On the front façade, near the north corner, is a bow window sheltered by the eaves of the main roof; it is supported by multiple cantilevered beams with angle-cut ends. The south corner bay window is cantilevered on a concave console of flat boards. Accentuating the horizontality of the first floor, the tops of the windows meet the eaves with no header trim, only the dentil band, as the eaves are deep and the soffit is correspondingly low. The bow window is tripartite with a curved upper dentil band and angled windows set within heavy mullions. The transoms are leaded glass in a diamond pattern above larger single-lite picture windows. The corner square bay window also features large fixed windows with diamond-pane transoms. Between the windows are paneled mullions. A wide band of siding faces the base of the corner bay, above the curving console. The second story is curved at the outer corners; each corner of the deep eaves is supported by a massive, decoratively carved corbel with a double scroll and foliage pattern. The base of the second story is square, mirroring the eaves. The top of the base projects like a flat-roofed eave; it has exposed joist tails cut at an angle. Each corner is highlighted with a pair of 1/1 double-hung windows; the outer windows have curved frames.

The south side façade is also symmetrical at the second floor and asymmetrical at the first. The second-story pediment form is the focus of the composition. Its projecting Shingle-style wrapped bargeboards and flared lower eaveline give the pediment a strong outline. A pair of larger 1/1 double-hung windows symmetrically flank a smaller 1/1 double-hung window at the center. Centered in the attic is a tall, narrow accent window. The symmetry of the upper floor is only broken by the offset brick chimney. The lower level is presented as a recessed horizontal band that supports the larger upper form. It features the square bay window at the front corner, the stepped brick chimney base, a 1/1 double-hung window near the center of this wall, not centered with the gable or aligned with the upper level windows, and a shallow angled bay window. The angled bay window is partially enclosed by the rear addition. The one-story Moderne addition steps outward in plan toward San Antonio Street; it has no windows on this elevation.

The north-side elevation includes the same large pediment as the south side, but it is interrupted by the projecting porch roof, creating a somewhat more asymmetrical composition at the second story. At the rear, the original one-story rear wing extends the horizontal plane and eaves, and its hipped roof conceals much of the upper rear dormer form. The porch roof is highly mannerist; it curves down in a bell-cast form from the sill of the upper window, the adjacent pediment flares down at a different arc. The eaves converge, but the porch has little overhang while the house eaves are deep. At the porch, the dentil band borders the outer fascia and the porch ceiling is stepped slightly lower than the surrounding eave soffits. The porch columns are roughly Tuscan in form, proportionately heavier than standard. These rest on the low solid railing and support the porch ceiling directly, with no visible porch beams. The front door is recessed into a paneled alcove; the wood door features a full-height panel with a bas-relief wreath pattern beneath the segmental-arch viewing window. The alcove is flanked by 1-lite casement windows. To the rear of the porch grouping is a narrow 1-lite fixed window with a recent stained glass pattern. Within the one-story rear wing are recent replacement windows; these consist of 1-lite casement and awning units. They are differentiated from the original windows by shape and proportion, but are compatible in size and scale. At the second floor, a 1/1 double-hung window is centered in the pediment, immediately above, but not aligned with, the porch roof. Symmetrically placed about the center window are a 1/1 double-hung window to the rear and a 1-lite square casement to the front. The attic features a centered narrow attic window.

(Continued on next page)

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*Resource Name or # (Assigned by recorder)

Cox House

*Recorded by Franklin Maggi and Leslie Dill

*Date 6/18/2009

Continuation Update

(Continued from previous page)

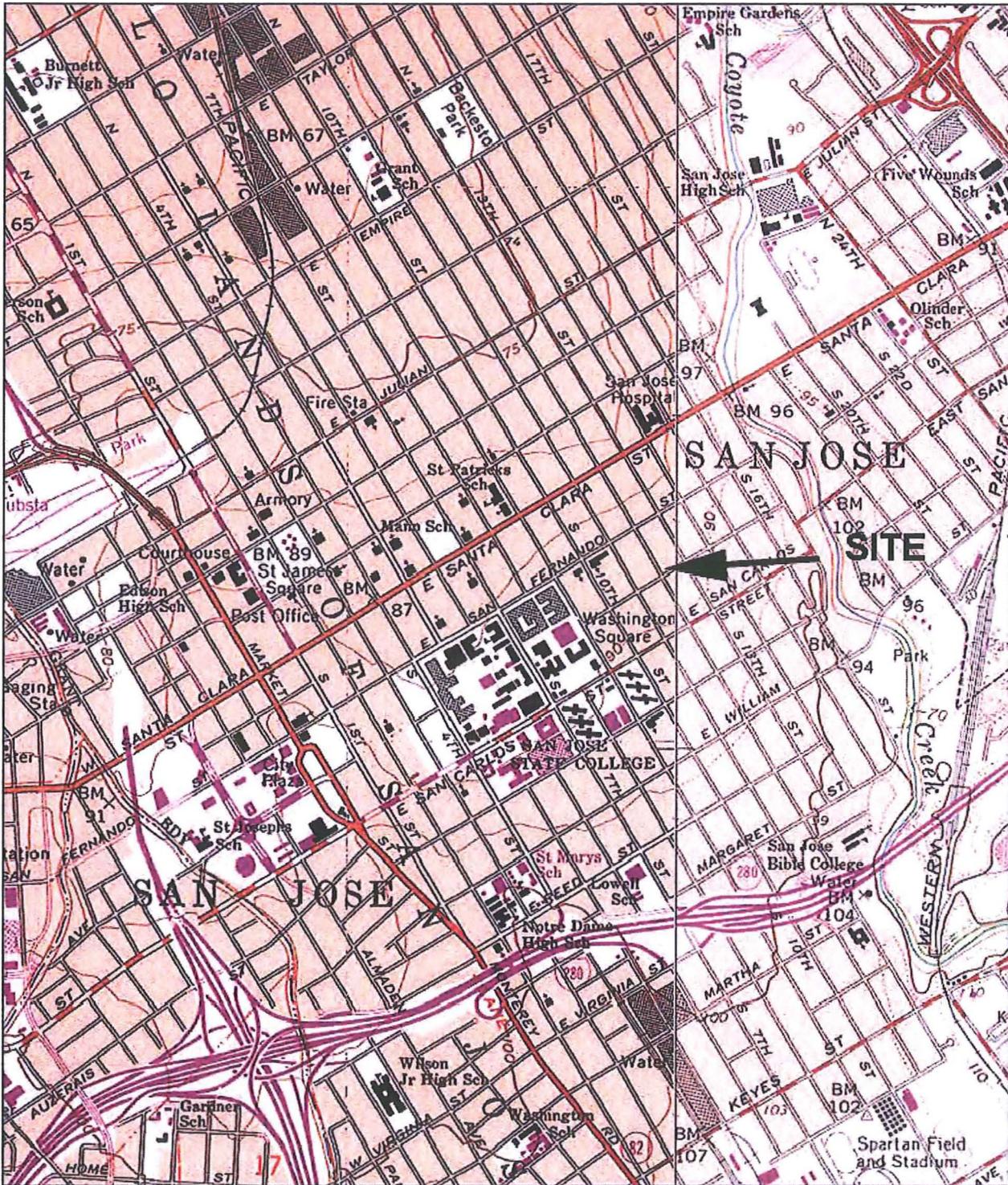
Visible at the rear façade is the full-width hipped upper dormer and the rear of the main gabled roof. This dormer is simpler than the front façade; it consists of a shingled wall with two asymmetrically placed windows; the corners are not curved. Near the center of the upper story is a 1/1 double-hung window; slightly to the side, near the roof of the north one-story wing, is a 1-lite casement unit. Below the rear eave of the main roof is a narrow entryway flanked by the two one-story rear wings. The entryway consists of a recent pair of French doors. The original one-story wing has a steeply pitched hipped roof; it has boxed eaves that match the main roof in height and detailing. This wing has no windows to the rear; a recent window has been added to face the interior courtyard, and recent windows have been added to the north side elevation as noted above. At the rear elevation of the Mid-Century wing is a pair of multi-lite French doors; these are sheltered by an arbor. Facing inward toward the courtyard is a pair of casement windows.

The interior includes many original elements that are integrated into the overall character of the house, including, but not limited to: softwood flooring, the majority of the plaster walls, coved ceilings, picture moldings, tall baseboards with quarter-round top trim, doors, window and door trim with unusual quarter-round corner blocks, a built-in dining room buffet with a pass-through, and the staircase and handrail. The fireplace and surround were replaced during a recent seismic upgrade. The kitchen has been remodeled recently.

The detached two-car garage represents a recent replacement during the later part of the twentieth century. The one-story building is approximately square in footprint and covered by a low-slope (or flat) roof with exposed rafter tails and full-height rim joists at the eaves. The garage is clad in v-groove horizontal wood siding. The garage doors are sliders with vertical v-groove paneling. There is one window on the west side; it is an aluminum slider.

Integrity and character-defining features:

The property maintains most of its historic integrity as per the National Register's seven aspects of integrity. The house maintains its original location on South Twelfth Street, in the historic Naglee Park neighborhood of San José. It is surrounded by much of its historic residential setting, including the open space of the street grid, surrounding similar-scale properties, mature street trees and other landscaping, and surrounding houses of similar age, scale and design. The subject property retains its early-twentieth-century residential scale and feeling and continues, through the design strength of its original form, massing and detailing, to illustrate its associations with significant patterns of development of this area immediately east of downtown San José, near San José State University. The subject property continues to embody its associations with the architectural work of the locally significant architectural firm of Wolfe & McKenzie. This building has a distinctive character and composition that is expressed through its preserved materials, workmanship, and unusual eclectic Shingle-style design. The alterations, such as the Modern rear addition and the detached garage do not have a significant impact on the character of the house.



TN 14° MN

Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

State of California – The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
 HRI #

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*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) Cox House

B1. Historic Name: None

B2. Common Name: None

B3. Original use: Single family residential B4. Present Use: Single family residential

*B5. Architectural Style: Shingle

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

Constructed 1905. Garage constructed sometime after 1950. Addition in 1975. Fireplace replaced in 2002.

*B7. Moved? No Yes Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Contemporary garage.

B9a Architect: Wolfe & McKenzie b. Builder: Unknown

*B10. Significance: Theme Architecture & Shelter Area Downtown Frame / Naglee Park Conservation Area
 Period of Significance 1905-1909 Property Type Residential Applicable Criteria (1), C (3)
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house located at 198 South Twelfth St. was constructed in 1905 for Herbert E. Cox. The property is identified as Lot 19 of Block 41 of the Naglee Park Survey No. 1, surveyed by A. T. Herrmann in 1902, and recorded on April 15, 1902 (Maps F-2:15).

Naglee Park is a 140-acre neighborhood that was once the estate of General Henry M. Naglee, a veteran of the Civil War and local property developer during the later part of the nineteenth century. Although originally platted within the 84-block unrecorded Naglee & Sainsevain's Addition, the estate was re-surveyed in the early twentieth century. The first phase, between East Santa Clara and East San Antonio Streets was subdivided by the Naglee Park Improvement Company; Thomas Robins was president at the time of the recording of the tract. Established as a prestigious urban residential subdivision with many architect-designed homes and recorded deed restrictions governing use, house orientation and cost, it was built-out by the beginning of World War II. During the late 1970s, it was identified as a potential conservation area by the City of San Jose, and designated as such in the 1980s.

(Continued on next page, DPR523L)

B11. Additional Resource Attributes: (List attributes and codes) None

- Espinola, G., *Cottages, Flats, Buildings & Bungalows; 102 Designs from Wolfe & McKenzie*, 1907.
- Mars, A., *Reminiscences of Santa Clara Valley and San Jose*, 1901.
- Rowland, L., *Santa Cruz; The Early Years*, 1980.
- SJ Mercury Herald*, 2-story 7 room house, 4/22/1905.
- San Jose City Directories, 1905-1979.
- Sanborn Fire Insurance maps, 1915-1967.

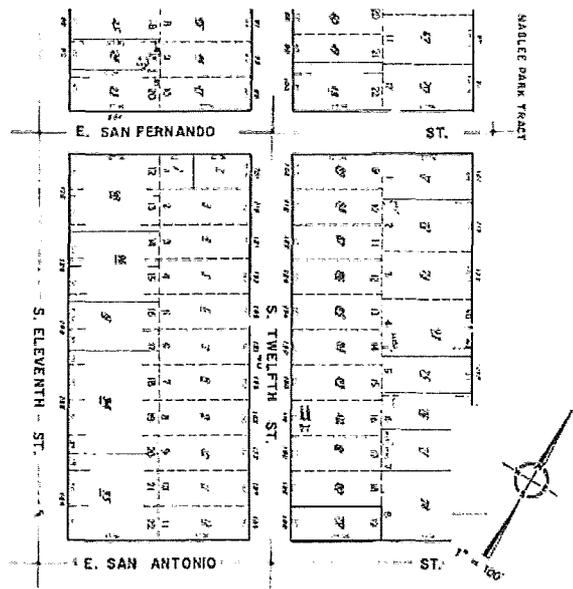
*B12. References:

B13. Remarks: Proposed landmark nomination

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: June 19, 2009

(This space reserved for official comments.)



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DEPARTMENT OF PARKS AND RECREATION
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Cox House

*Recorded by Franklin Maggi and Leslie Dill

*Date 6/18/2009

Continuation Update

(Continued from previous page, DPR523b, B10)

The subject lot was acquired by Herbert E. Cox in early 1905 from Ella S. Hart. Cox hired the architectural firm of Wolfe & McKenzie to design the house. The firm had designed a number of houses within the Naglee Park Tract the prior two years, and the design that was executed for Cox would later be used as a prototype in their 1907 *Book of Designs*, a pattern book of local residential architecture.

Cox, born in 1861 in New Zealand, immigrated to the United States in 1869 with his Australian-born parents Edwin J. and Emma Cox, along with five siblings. His father was an attorney who briefly practiced in San Francisco after arriving from New Zealand, but soon relocated to San Jose where he helped form the County Bank of Savings and Loan with Santa Clara resident and lumberman James Pierce. In the late 1870s, Cox and Pierce founded the Pacific Avenue Street Railroad Company in Santa Cruz, and by 1880 the Cox family was living in Santa Cruz where Edwin continued his banking career. Herbert married in 1886, and by 1900 was operating a business school in Santa Cruz. He either founded or acquired the Pacific Coast Business College in San Jose about that time, and was proprietor during the first decade of the twentieth century – the school was located on Market and El Dorado Streets in the downtown. Cox remained in San Jose only a few years, relocating to San Francisco by 1910 where he also was principal and manager of a business school.

It is not clear what year the Coxes sold the house; however, in 1909 assessment records indicated the property was owned by Mary A. McArthur. By 1913 the property had been acquired by Stonewall and Josephine Dodd. The Dodds were Central Valley dairy farmers, having married in 1889 and operated their farm in Newman. Stonewall was born in Kentucky in 1866, and Josephine in Missouri in 1871. By the time they acquired this property they had three children living with them, Inez, Orneal, and Percy. Over the next 20 years, the Dodds lived in this house intermittently, renting it in the late teens to Joseph Green and then Stanley M. Halsted. The Dodds moved in permanently in the 1920s, and Stonewall worked locally as an insurance salesman, having retired from the dairy business.

By the early 1930s, William A. and Myrtle Goodpasture had acquired the property, and were residents during throughout most of the 1930s. William was an insurance salesman, similar to Stonewall Dodd. The property was vacant at the beginning of World War II, and during the war had a number of short-term tenants. In 1945 Robert B. Smith, a public account, first occupied the house, and with his wife Gwendolyn, remained for about 15 years.

In 1960 Laura Crockett purchased the property and converted it into a boarding house called The Lodgings Christian Home. During the 1950s and 1960s many of the older homes in Naglee Park were converted, initially serving as student housing. John Wein Hughes, a teacher at West Valley Junior College bought the property in 1970. Hughes constructed the rear addition in 1975, and then sold the property to Jamie Lawrence in 1977. The property changed hands three additional times before being acquired by the current owner/resident Gary Rucker.

EVALUATION

This house, an Identified Structure (IS) to the Naglee Park Conservation Area, sits within a distinguished neighborhood of early-twentieth-century residences. The building has a distinctive character that is expressed through its preserved materials and overall design. The Cox House represents a local implementation of late Stick-style architecture, and is a distinguished example of this style in San Jose.

Herbert E. Cox and his wife Marion lived in this house only briefly. Although Herbert was the proprietor of a business college, he remained in San Jose for only a short time, moving the college to San Francisco by 1910. He is not known to be a notable local figure from San Jose's *Period of Horticultural Expansion*. Later owners such as Stonewall and Josephine Dodd, and William and Myrtle Goodpasture, are not known for their personal contributions to the greater community; therefore, the house would not be determined significant based on associations with personages.

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Trinomial

Page 8 of 12 *Resource Name or # (Assigned by recorder) Cox House

*Recorded by Franklin Maggi and Leslie Dill *Date 6/18/2009 Continuation Update

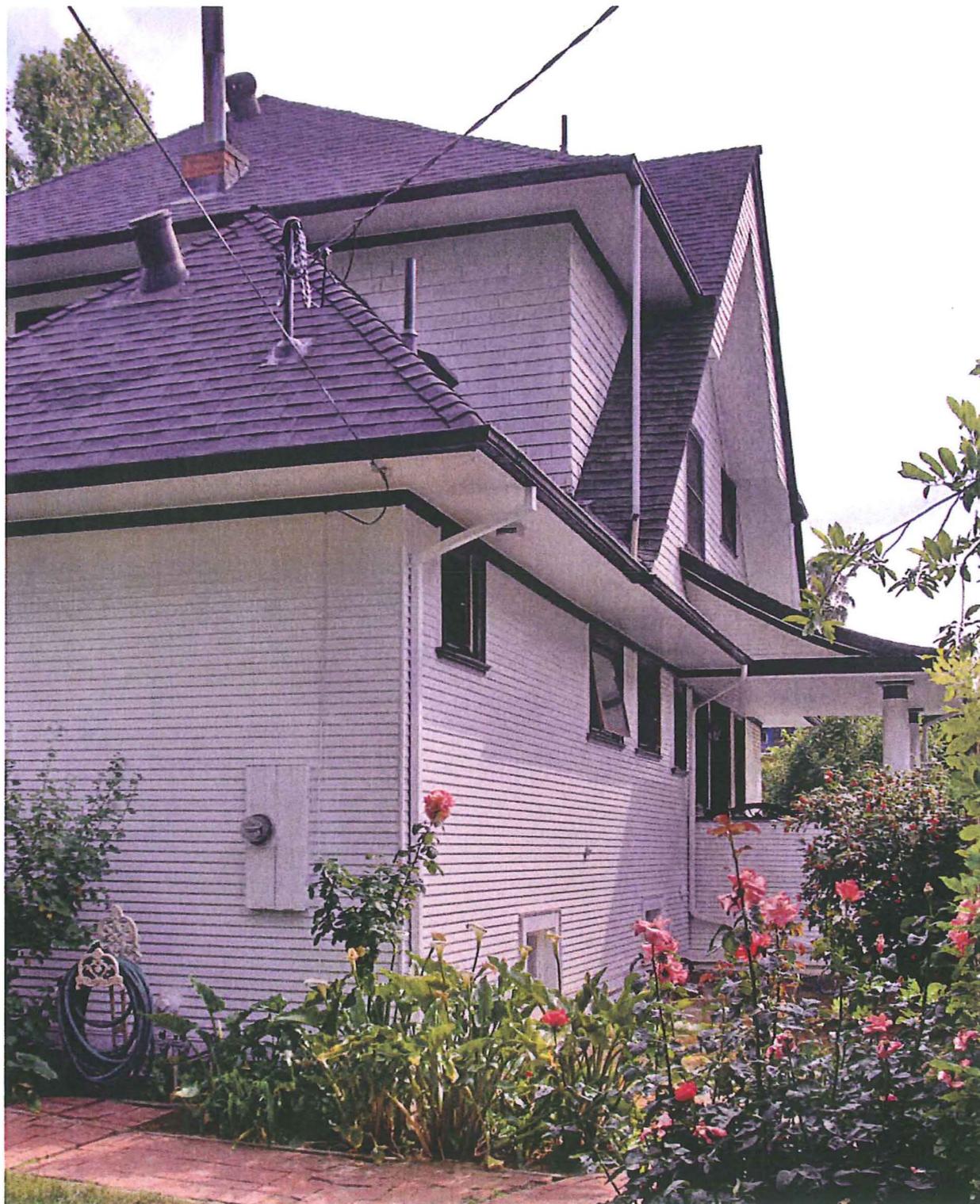
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The Cox House is prominent within the context of residential buildings in Naglee Park, and is one of the more distinctive Wolfe & McKenzie designs within greater San Jose. It remains today as a clear representation of its period, in both design and detailing, and is distinguished among many fine houses built with the neighborhood. Given the recognized historic context within the Naglee Park Conservation Area, and the distinctive nature of the building, it qualifies for the California Register under Criteria (1) and (3). It may also qualify for the National Register under Criterion C for its distinctive architecture, being a prototype for a local architectural pattern book, and may qualify in the future under Criterion A as a contributor to the residential pattern of development for which Naglee Park has been recognized.

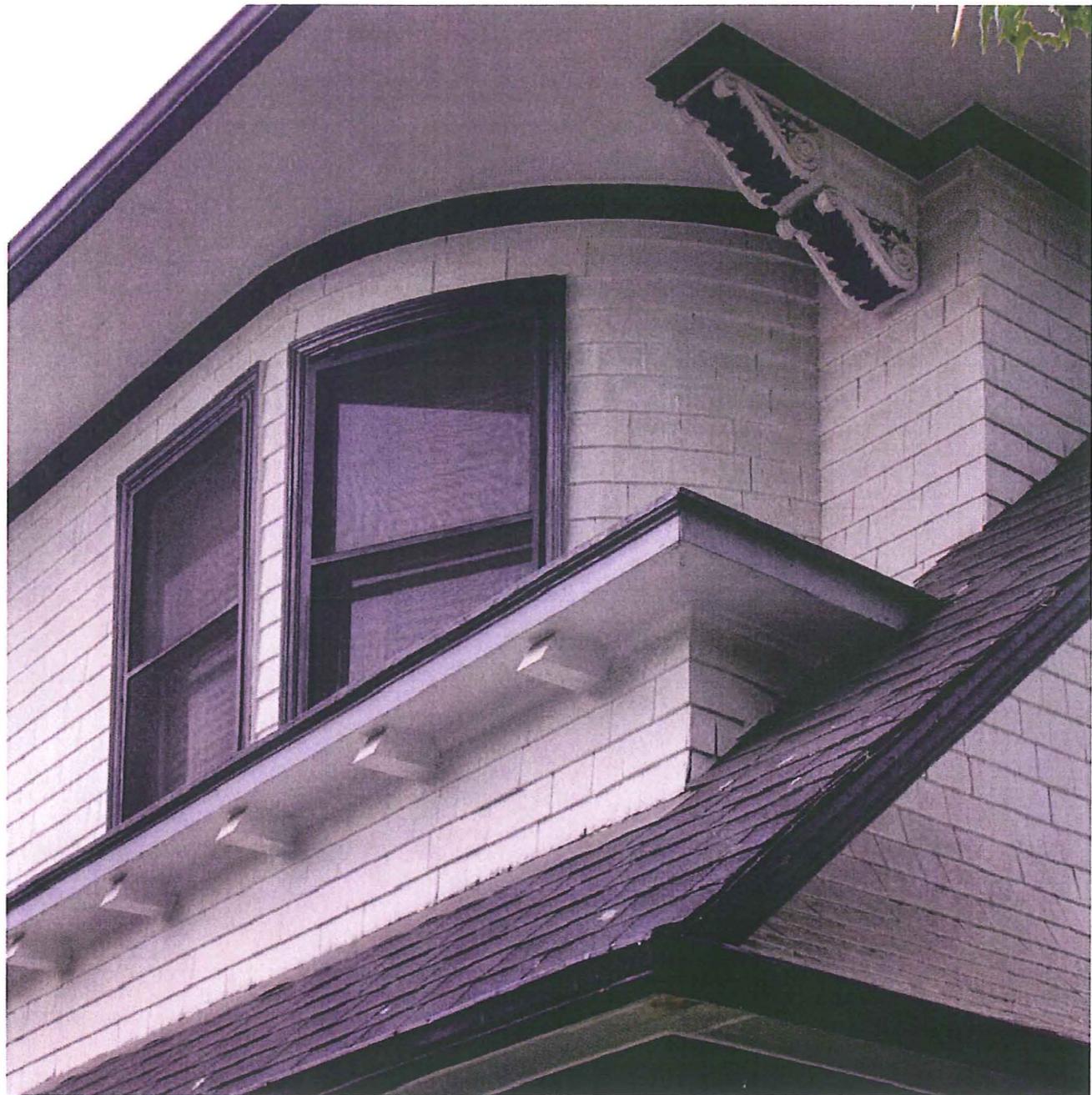
Under the definitions for historical significance within the City of San Jose Historic Preservation Ordinance, the house clearly has historic, architectural, and aesthetic value of an historical nature. Its quality derives primarily from its distinction as an important architectural work due to its style and design.



View of south elevation at San Antonio Street, viewed facing northeast.



Partial view of rear elevation, viewed facing southwest.



Detail view of upper front façade, viewed facing northeast.



Detail view of front entry door, viewed facing southeast.

HISTORIC EVALUATION SHEET

Historic Resource Name: Cox House - 198 S. 12th St.

A. VISUAL QUALITY / DESIGN

Justification

- | 1. EXTERIOR | Excellent quality of form | | | |
|------------------------|--------------------------------|--|--|---|
| 2. STYLE | Distinctive Shingle style | | | |
| 3. DESIGNER | Wolfe & McKenzie | | | |
| 4. CONSTRUCTION | Of no particular interest | | | x |
| 5. SUPPORTIVE ELEMENTS | None to period of significance | | | x |

E	VG	G	FP
x			
x			
x			
			x
			x

B. HISTORY / ASSOCIATION

- | | |
|--------------------------|----------------------------|
| 6. PERSON / ORGANIZATION | None of significance |
| 7. EVENT | None |
| 8. PATTERNS | Contributor to Naglee Park |
| 9. AGE | 1905 |

E	VG	G	FP
			x
			x
x			
	x		

C. ENVIRONMENTAL / CONTEXT

- | | |
|-----------------|-----------------------------------|
| 10. CONTINUITY | Helps establish district |
| 11. SETTING | Important in establishing setting |
| 12. FAMILIARITY | Familiar to neighborhood |

E	VG	G	FP
x			
	x		
		x	

D. INTEGRITY

- | | |
|--------------------------|------------------------------|
| 13. CONDITION | No apparent wear or problems |
| 14. EXTERIOR ALTERATIONS | Minor alterations |
| 15. STRUCTURAL REMOVALS | None |
| 16. SITE | Not moved |

E	VG	G	FP
x			
	x		
x			
x			

E. REVERSIBILITY

- | | |
|--------------|------------------------------|
| 17. EXTERIOR | 2/3s or more original exists |
|--------------|------------------------------|

E	VG	G	FP
x			

F. ADDITIONAL CONSIDERATIONS / BONUS POINTS

- | | |
|----------------------------|-------------------------------|
| 18. INTERIOR / VISUAL | Very good |
| 19. INTERIOR / HISTORY | good |
| 20. INTERIOR ALTERATIONS | Changes but mostly intact |
| 21. REVERSIBILITY / INTER. | 2/3s or more exists |
| 22. NATIONAL OR CALIF. REG | Appears eligible individually |

E	VG	G	FP
	x		
		x	
	x		
	x		
	x		

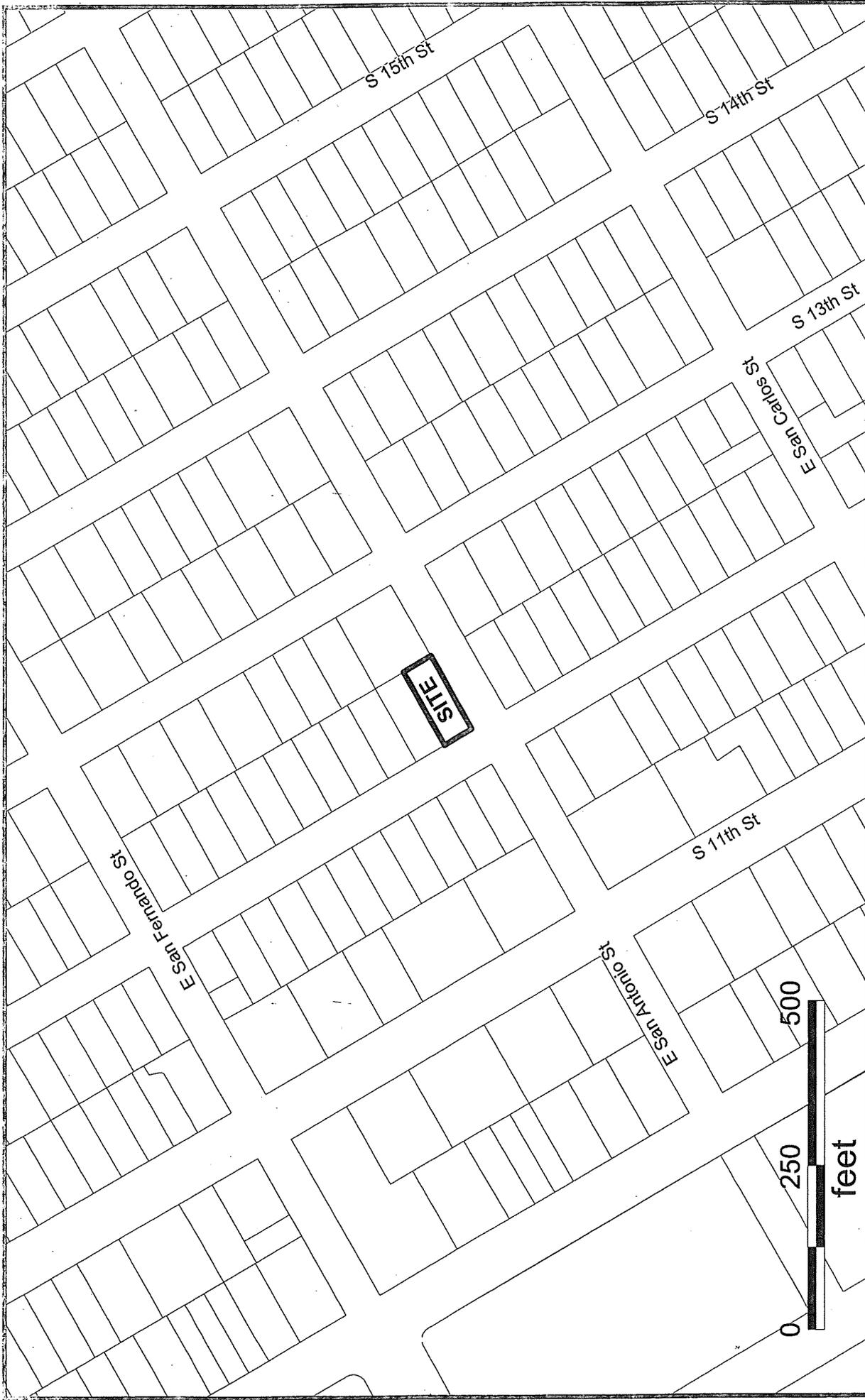
REVIEWED BY: Franklin Maggi

DATE: 06/18/09

EVALUATION TALLY SHEET

Historic Resource Name: Cox House - 198 S. 12th St.

<u>A. VISUAL QUALITY / DESIGN</u>	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
1. EXTERIOR	16	12	6	0	16			
2. STYLE	10	8	4	0	10			
3. DESIGNER	6	4	2	0	6			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		32	
<u>B. HISTORY / ASSOCIATION</u>								
	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
6. PERSON / ORGANIZATION	20	15	7	0	0			
7. EVENT	20	15	7	0	0			
8. PATTERNS	12	9	5	0	12			
9. AGE	8	6	3	0	6		18	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
10. CONTINUITY	8	6	3	0	8			
11. SETTING	6	4	2	0	4			
12. FAMILIARITY	10	8	4	0	4		16	66
<i>(SUM OF A+C) =</i>					48			
<u>D. INTEGRITY</u>								
	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
13. CONDITION	.00	.03	.05	.10	0	x 66	0.0	
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0.05	x 48	2.4	
	.00	.03	.05	.10	0.03	x 18	0.5	
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x 48	0.0	
	.00	.10	.20	.40	0	x 18	0.0	
16. SITE	.00	.10	.20	.40	0	x 18	0.0	
							2.9	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)							63.06	
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
17. EXTERIOR	3	3	2	2	3		66.06	
<u>F. ADD'L CONSIDERATIONS/BONUS POINTS</u>								
	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
18. INTERIOR / VISUAL	3	3	1	0	3			
19. INTERIOR / HISTORY	3	3	1	0	1			
20. INTERIOR ALTERATIONS	4	4	2	0	4			
21. REVERSIBILITY / INTERIOR	4	4	2	0	4			
22. NATIONAL / CALIFORNIA REGISTER	20	15	10	0	15		27	
EVALUATION TOTAL: (Adjusted subtotal plus Bonus Points)							93.06	



09/17/2009

Location

File No: HL09-188

District: 3

Noticing Radius: 300 feet