

ARCHIVES & ARCHITECTURE

Heritage Resource Partners, LLC

PO Box 1332
San Jose CA 95109-1332
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408.228.0762 FAX

July 8, 2009

Suzanne Rice
577 South Twelfth St.
San José CA 95112

RE: City Landmark nomination
Riggs House

Dear Ms. Rice:

Please find enclosed DPR523 forms prepared for your property at 577 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 81.80 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. We noted in the rating sheet that the property has integrity to its period of significance. The period of significance is 1895-1921; the years in which Riggs family members 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 577 South Twelfth St., we consider the following statement applicable:

The residential property at 577 South Twelfth St., San José, which was preserved and renovated in 1988 as a part of a relocation project when it was moved to this site from its original site at 486 South Tenth St., has special historical, architectural and aesthetic interest and value to the community, due to its distinctive design, which is an excellent example of the Queen Anne style from the mid-1890s, designed by prominent local architect Frank Delos Wolfe.

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 Greater Downtown Frame;*
- *It exemplifies aspects of the heritage of the San Jose in its distinctive Queen Anne residential architecture associated with the early work of Frank Delos Wolfe; and*
- *It embodies distinguishing characteristics of a unique design within the Queen Anne style residential architecture,*
-

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 14

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

P1. Other Identifier: (original address prior to relocation - 486 South Tenth St.)

*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 577 South Twelfth St. City San Jose Zip 95112

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 599863mE/ 4132397mN

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

Assessor's Parcel Number: 472-29-106,

west side of South Twelfth Street between William and Reed Streets.

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

This Victorian-era house embodies, through its form and detailing, a distinctive Queen Anne design with Stick-style influences. A unique composition of form, materials, and detailing distinguishes this house from others in San José, although it shares many features with other late-nineteenth-century houses in the city. Queen Anne houses, at their peak in the early 1890s in San José, can be recognized for their raised, asymmetrical forms, their verticality of detailing, and their use of extensive decorative elements. The house was relocated to this location at the end of the twentieth century, so its setting has been slightly altered, but the design continues to represent its original design character. The property is surrounded by a historic residential setting similar in scale and patterns to its original neighborhood about two blocks away.

(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 west, June 2009.

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

1895, relocated 1988, 114 years old, news article.

*P7. Owner and Address:

Suzanne Rice
& Neil McCarthy
577 South Twelfth St.
San Jose, CA 95112

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

F. Maggi and L. Dill
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: July 6, 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 #
Trinomial

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*Resource Name or # (Assigned by recorder)

Riggs House

*Recorded Franklin Maggi and Leslie Dill

*Date 7/6/2009

Continuation Update

(Continued from page 1, DPR523a, P3a)

The immediate setting of the nominally east-facing Riggs House includes a modest front yard that is landscaped primarily as lawn with a new brick pathway. Moderately large street trees are found in the parking strip. A concrete driveway fills the south side yard, leading to a detached garage at the rear of the parcel. A very narrow north side setback is not landscaped. The rear yard includes a 2-car modern garage at the southwest corner of the parcel; also within the rear yard are recent plantings, arbors, decks, and walkways.

This strongly detailed Victorian-era house has a raised, two-story, generally rectangular main mass covered by a steeply pitched hipped roof. The house is accented by a front-facing gable over a two-story angled bay window and by a gabled, one-story front porch. A cantilevered angled bay window projects to the north side as well, protected by another accent gable. The south side and rear of the house appear as a relatively simple two-story mass under the hipped roof; there is a one-story hipped-roof wing projecting from the north half of the rear elevation; this appears added. The wood-frame house is raised on a pony wall above a new concrete foundation.

Typical of the late-nineteenth century, the house eaves are moderately shallow in depth and boxed; however, the soffits follow the slope of the concealed rafter tails rather than being boxed level underneath. The eaves are edged with recent metal gutters in an ogee profile, and the roof is covered with composition shingles. The soffits are flat boards. Under the eaves is a frieze that consists of a row of square-cut shingles above the diamond-cut-shingle crown band at the top of the second floor. Bordering the shingle band is a narrow trim band that wraps the top of each second-story window as an architrave trim. Below the upper trim band, the center section of the second story is clad in v-groove wood siding; separating the upper and lower walls is a wide, flared bellyband of diamond-patterned shingles. The upper windows rest on the bellyband as a sill band. The first floor is clad in v-groove wood siding; the pony wall is clad in a different, likely 1980s, v-groove pattern. Corner trim at the horizontal siding consists of flat-board trim. The upper gable ends are clad in a mixture of square-cut and scalloped shingles; the porch gable end is filled with pyramidal paneling. Original fenestration consists primarily of wood 1/1 double-hung windows. There are also a number of stained-glass accent windows; not all of these are confirmed to be original, but all appear to be in original openings.

The front elevation is asymmetrical; it features extensive Victorian-era forms and detailing. Entry is through a distinctive projecting porch that features a front-gabled roof with its paneled pediment of pyramidal blocks. The porch has classical columns that are not typical of the Victorian era—they commonly are representative of residential design after the turn of the twentieth century—but do appear on a 1976 photo. The porch columns rest on paneled pedestals and are connected by a modern handrail with 2x framing. The porch eaves feature a series of Stick-style fluted corbels with a drilled-hole pattern. The front entry consists of a front door and high accent window. Centered above the roof gable is a small 1/1 double-hung window. The full-height front bay window is distinctive in its ornamentation. Separating the upper and lower halves of the angled bay window is the wide house bellyband; the flared band is square in plan with the angled windows recessed above and below it. The upper gable is unusually supported on a pair of turned posts at the outer corners of the bellyband. The bellyband is currently cantilevered at the outer corners; scarring of the paint indicates that original corbels have been removed at this bay window. Original corbels are extant on the side bay window and so the front ones could be reproduced. The front-facing focal windows have segmental-arch transoms; these feature stained glass that appears original. These windows are flanked by 1/1 side windows. A single-lite attic ventilation window is centered in the gable end. Trim includes a tapered trim band at the base of the gable. Beneath this band, the windows are outlined in flat-board trim without siding. The upper window is topped by a row of pyramidal blocks; the sides of the focal window are flanked by paneled casings. The first floor has similar side panels, but with a simplified header panel without the row of blocks. The first-floor windows rest on a sill band above three wide recessed panels that wrap the base of the bay window.

(Continued on next page)

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

Primary #
HRI #
Trinomial

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

*Recorded Franklin Maggi and Leslie Dill

*Date 7/6/2009

Continuation Update

(Continued from previous page)

The north side elevation features a roughly centered, cantilevered bay window over a paired focal window. The bay window is topped by a gable with shingled siding and a single attic window. The outer corners of the gable are supported on elongated curved corbels carved with a fan pattern and accented by drop pendants. A pair of large corbels supports the bay window; these are carved with Eastlake patterns. The soffit of the bay window is clad in beaded-board paneling. An individual 1/1 double-hung window is located near the second-story rear corner. There are no additional windows to the front of the bay window at the first or second floors. At the first floor, centered below the bay window, is a paired focal window with narrow 1/1 double-hung windows. A similar paired unit is located to the rear of the first floor; it is not aligned with the upper windows.

The south façade includes three individually placed 1/1 double-hung wood windows at the second floor, spaced approximately equally apart. The front-most window features leaded glass sash, possibly a modification. A tiny closet accent window sits on the upper trim band between the two rear-most windows. At the first floor, unaligned with the upper fenestration, is a pair of roughly centered, tall, narrow 1/1 double-hung windows. Two slightly smaller, individually placed 1/1 windows are located to the rear of the focal unit.

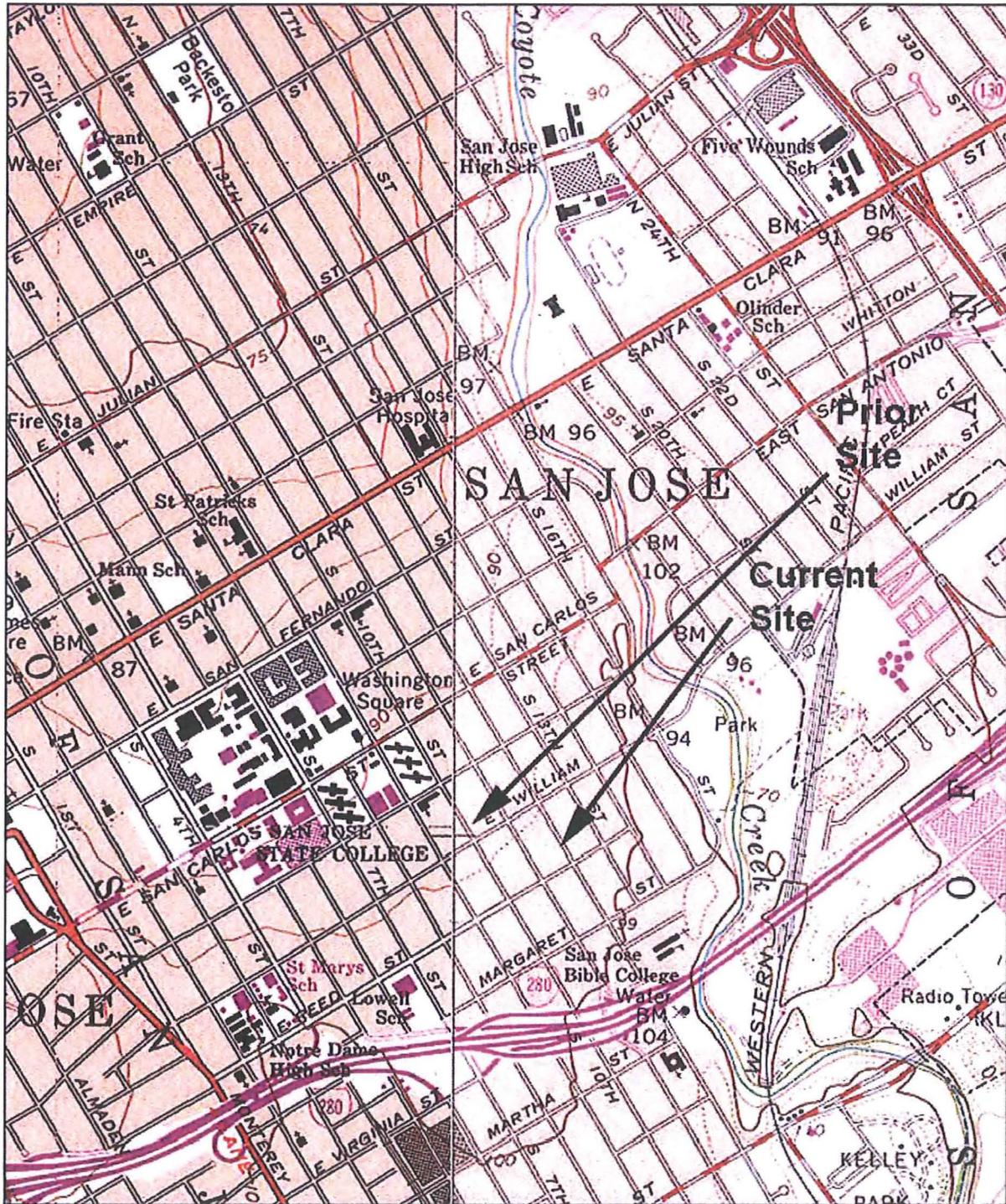
In the upper level of the rear façade are two, asymmetrically placed individual 1/1 double-hung windows. At the ground floor, the northwest corner wing includes a back door and a small 1/1 double-hung window. To the south side of the projecting wing is a single 1/1 double-hung window.

The interiors feature many original or early features including: flooring, plaster ceilings and medallions, plaster walls and wood baseboards, window and door casings with bulls-eye corner blocks, pocket doors, stairs and handrails, and interior transoms. The fireplaces have been altered, apparently during the relocation.

The detached two-car garage represents a vernacular design from the end of the twentieth century. The one-story building is approximately square in footprint and covered by a moderately pitched gable roof with exposed rafter tails and composition shingles. The garage is clad in horizontal v-groove wood siding. The wood window design is a 1/1 double-hung window. The garage door is a modern roll-up.

Integrity and character-defining features:

The property maintains much, but not all, of its historic integrity as per the National Register's seven aspects of integrity. The house is no longer in its original location on South Tenth Street; it was relocated to its current site in 1988. The property is, however, surrounded by a traditional residential setting immediately east of downtown San José, including surrounding properties of a similar scale and setback and adjacent houses of similar age, scale, and design, including two houses that were relocated from the original site. Although slightly altered by the removal of some corbels, by the replacement of the front porch balustrade, and by the possible replacement of the front porch posts, the subject house retains its late-nineteenth-century residential scale and feeling and continues, through its massing and remaining detailing, to illustrate its associations with architectural styles of the late nineteenth century. This building has a distinctive character and composition that is expressed through its preserved materials, workmanship, and Queen Anne design with Stick-style influences.



TN * MN
14 1/2°

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 3CS

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

B1. Historic Name: Alfred t. and Georgia W. Riggs House

B2. Common Name: None

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

*B5. Architectural Style: Queen Anne

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

Constructed 1895. Relocated 1988 (BP #072700) with new garage constructed. Addition 2000 (BP #020900)

*B7. Moved? No Yes Unknown Date: 1988 Original Location: 486 South Tenth St.

*B8. Related Features:

Garage, constructed at time of relocation.

B9a Architect: Frank Delos Wolfe b. Builder: Carter & Clarke

*B10. Significance: Theme Architecture & Shelter Area Downtown Frame

Period of Significance 1895-1927 Property Type Residential Applicable Criteria (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 577 South Twelfth St. was relocated to this site in 1988 from 486 South Tenth Street by Scott Soper. It was originally constructed as a single-family residence in 1895 by Carter & Clarke for Alfred T. Riggs. The original site is presently a portion of a restaurant site. Super Taqueria expanded their operation with acquisition of the site after the removal of the subject building to South Twelfth Street. Super Taqueria constructed their parking lot after the other two Victorian era residences at the corner were relocated to South Twelfth Street about 10 years later. All three of these houses were developed in 1895 by J. and Francis Harrenstein.

The original site was a portion of Lot 7 of block B4R11S of the Original Survey. The current site is at the easterly edge of the Original Survey – the easterly portion of the subject lot is within the western portion of Ruckel's Addition. At the time this Addition was annexed to the City of San Jose, the frontage of this block along South Twelfth Street (then known as Whitney Street) was not platted as a part of the subdivision. Later, in 1887, the block, known as B5R12S, was re-recorded as the Jackson Subdivision and consisted of 24 lots. The subject parcel is Lot 8 of that subdivision. For many years, a small residence was located at the rear of the parcel, addressed as 581½ South Twelfth St.

(Continued on next page, DPR523L)

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

*B12. References:

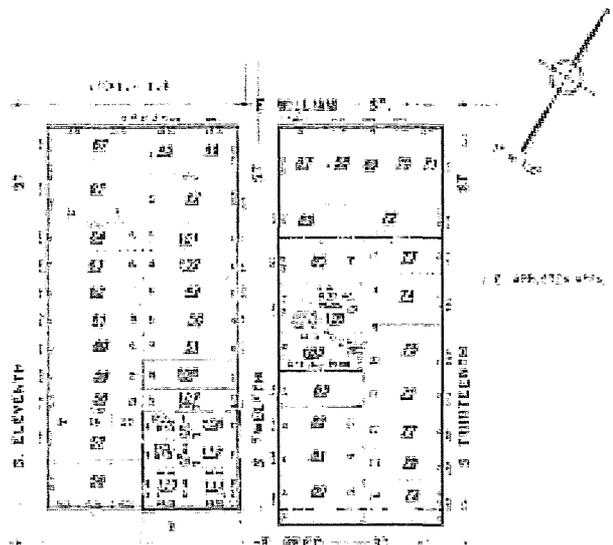
Espinola, G., communication with F.Maggi, August 2009.
SJ Mercury Herald, Building Boom, 10/5/1895.
SJ Daily Mercury, Many New Buildings, 9/29/1895.
San Jose City Directories, 1894-1979.
Sanborn Fire Insurance maps, 1891-1967.
Santa Clara, County of, deeds.
Zavlaris & Dixon, Inventory form, 1978.

B13. Remarks: Proposed landmark nomination

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: July 6, 2009

(This space reserved for official comments.)



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

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

Riggs House

*Recorded by Franklin Maggi and Leslie Dill

*Date 7/6/2009

Continuation Update

(Continued from previous page, DPR523b, B10)

Alfred Tyler Riggs, born in New York in 1839, settled in San Jose in the 1870s. Little is known of him or his wife Georgia. His father was a dentist in New York, and he was living with his parents Alfred and Abrigal in Plainfield, New Jersey when Alfred is first identified working as a clerk in that city in the 1860 federal census. It appears that Alfred Tyler likely came to California sometime following the Civil War, in which he was a private in the Union Army. In 1877 he married Georgia Wellshine, a native of Connecticut who was born in 1851. He is listed in local San Jose city directories during the 1880s and 1890s as a "capitalist," indicating that he was likely a real estate investor. Alfred T. and Georgia W. lived in East San Jose from the late 1870s until they acquired this house that was apparently under construction on South Tenth Street in the Spring of 1895 (Deeds 177:330). The Riggs remained childless. Alfred Tyler died in late 1906, and Georgia continued to live in the house until her death in early 1927.

This house and with two additional similar houses to the south were developed by J. W. Harrenstein. Frank Delos Wolfe (1863-1926) did the designs, and they were built by Carter & Clarke, Contractors. Frank Delos Wolfe first established his architectural practice in 1892, but shortly after, established a relationship with J. O. McKee, one of San Jose's veteran architects of the time. McKee had been designing large Queen Anne's such as the Riggs House since the late 1880s, and by 1895 Wolfe had moved into McKee's office and apparently taken over his practice. This house, built in late 1895, is one of the first commissions completed by Wolfe following McKee's retirement.

The house remained vacant a few years during the late 1920s, but by 1930 was occupied by Charles Lloyd Holbrook, who was the owner of the property for about 34 years. Holbrook was a civil engineer and then general office manager for the railroad (most likely Southern Pacific), and first lived in the house with his sister Gladys M. and father William. Charles and Gladys were both born in Wisconsin in the 1880s, and came to San Jose after 1900 with their parents William and Ella.

Following the death of Charles Holbrook in 1964, the property was converted for use as student housing and continued as a boarding house for about 20 years until the building was relocated in 1988 by then owner Scott Soper. At its new location, as two-car garage was constructed and the residence renovated. The other adjacent houses at the northeast corner of South Tenth and East William Streets were relocated nearby on South Twelfth Street about 2000. One of those houses was subsequently destroyed by fire and later reconstructed.

Survey Status

The house at 577 South Twelfth St. was first identified for its architectural value in the late 1970s by Urban/Rural Conservation who concluded that the property was a "Contributing Site." In 1979, the County of Santa Clara listed the property on its Heritage Resources Inventory, and the property was subsequently listed on the San Jose Historic Resources Inventory as a "Contributing Structure." The Inventory listing followed the relocation of the building to the South Twelfth Street site. It is possible that a historical evaluation was conducted at the time of the relocation, but if so, those documents were not located as a part of this investigation and recording.

EVALUATION

This house, a Contributing Structure (CS) in the City's Historic Resources Inventory, sits within a neighborhood of late-nineteenth and early-twentieth-century residences. The neighborhood is south of the Naglee Park Conservation Area, but is informally considered a part of the Greater Naglee Park neighborhood - it is within the membership area of the Campus Community Association (CCA). CCA is presently undertaking a historic study of the Greater Naglee Park neighborhoods, but at the present time the neighborhoods south of Naglee Park have not been formally identified as an historic area.

(Continued on next page)

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

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*Resource Name or # (Assigned by recorder)

Riggs House

*Recorded by Franklin Maggi and Leslie Dill

*Date 7/6/2009

Continuation Update

(Continued from previous page)

The Riggs House has a distinctive character that is expressed through its preserved materials and overall design. The building represents a local implementation of Queen Anne residential architecture, and is a distinguished example of this style in San Jose.

Alfred T. and Georgia W. Riggs, as well as later members of the Holbrook family, are not known to be historically important to early San Jose. Alfred Riggs was a capitalist, and was likely involved in real estate activities. He does not appear in early histories of the city, nor was his obituary published in the local newspaper when he died in 1906.

The Riggs House is prominent within the context of residential buildings in the Greater Naglee Park neighborhoods. It was an early design of prominent local architect Frank Delos Wolfe. Due to its distinguished nature, it became a candidate for relocation in the 1980s when Super Taqueria expanded their operations on South Tenth Street. It remains today as a clear representation of its period on South Twelfth Street, in both design and detailing, and is distinguished among many fine houses built with the neighborhood. Given the distinctive nature of the building, it appears to qualify for the California Register under Criterion (3).

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 associated with prominent local architect Frank Delos Wolfe.

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

Primary #
HRI #
Trinomial

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*Resource Name or # (Assigned by recorder)

Riggs House

*Recorded by Franklin Maggi and Leslie Dill

*Date 7/6/2009

Continuation Update



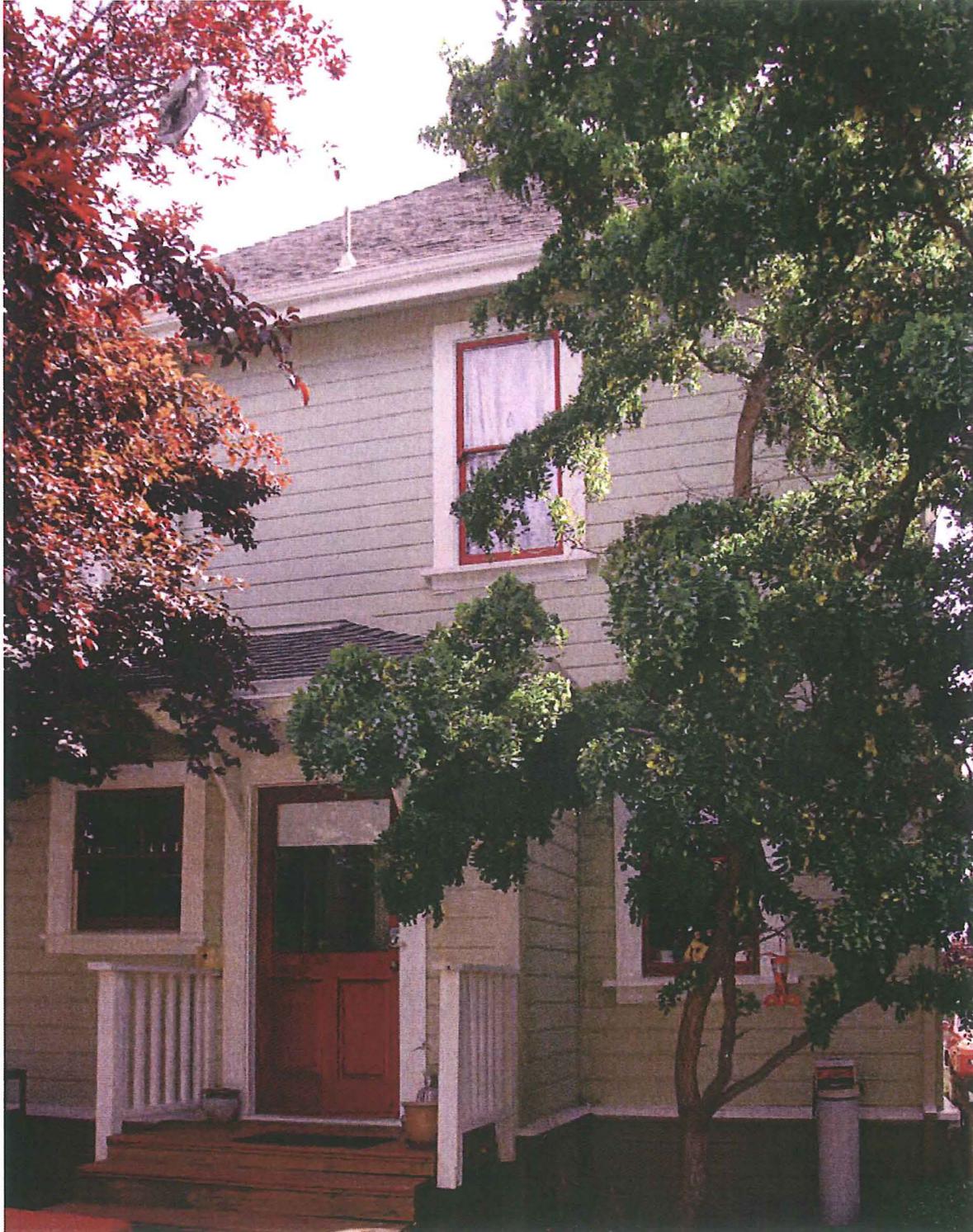
Detail view of front façade, viewed facing northwest.



North elevation, viewed facing southwest.



South elevation, viewed facing northeast.



Rear elevation, viewed facing northeast.

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

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

Riggs House

*Recorded by Franklin Maggi and Leslie Dill

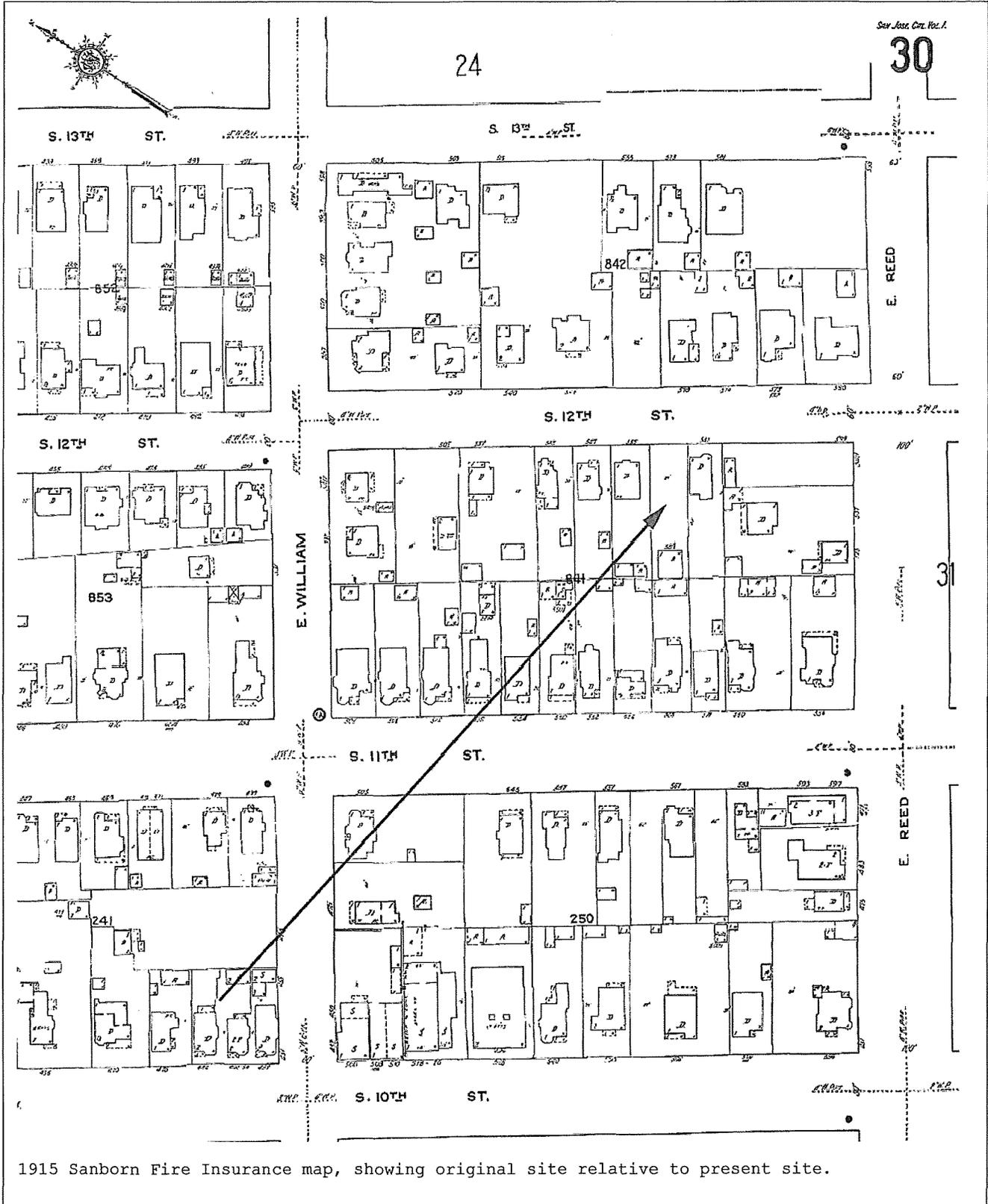
*Date 7/6/2009

Continuation Update



Historic view of house when located at 486 South Tenth St., viewed facing east. This photo was believed to have been taken by one of the authors of this recording in November of 1976, 12 years prior to the relocation of the building to South Twelfth Street. The subject building is the left one of the three residential buildings shown.

*Recorded by Franklin Maggi, Leslie Dill, & Charlene Duval *Date 6/29/2009 Continuation Update



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Primary #
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*Resource Name or # (Assigned by recorder)

Riggs House

*Recorded by Franklin Maggi and Leslie Dill

*Date 7/6/2009

Continuation Update

Site Plan

HISTORIC EVALUATION SHEET

Historic Resource Name: 577 South Twelfth St.

A. VISUAL QUALITY / DESIGN

Justification

1. EXTERIOR	Excellent quality of form, composition
2. STYLE	Especially fine example of Queen Anne
3. DESIGNER	Frank Delos Wolfe
4. CONSTRUCTION	Of no particular interest
5. SUPPORTIVE ELEMENTS	None - new garage

E	VG	G	FP
X			
X			
X			
			X
			X

B. HISTORY / ASSOCIATION

6. PERSON / ORGANIZATION	Riggs / Holbrook of no known importance
7. EVENT	None
8. PATTERNS	Patterns of tertiary importance
9. AGE	1895

E	VG	G	FP
			X
			X
		X	
	X		

C. ENVIRONMENTAL / CONTEXT

10. CONTINUITY	Maintains character of secondary area
11. SETTING	Maintains dominant character of area
12. FAMILIARITY	Familiar to neighborhood

E	VG	G	FP
		X	
	X		
		X	

D. INTEGRITY

13. CONDITION	No apparent surface wear
14. EXTERIOR ALTERATIONS	Minor changes
15. STRUCTURAL REMOVALS	No important structural removals
16. SITE	Moved within neighborhood

E	VG	G	FP
X			
X			
X			
		X	

E. REVERSIBILITY

17. EXTERIOR	Highly reversible
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E	VG	G	FP
X			

F. ADDITIONAL CONSIDERATIONS / BONUS POINTS

18. INTERIOR / VISUAL	Very good
19. INTERIOR / HISTORY	Good
20. INTERIOR ALTERATIONS	Minor alterations
21. REVERSIBILITY / INTER.	Reversible
22. NATIONAL OR CALIF. REG	Appears Cal Register eligible

E	VG	G	FP
	X		
		X	
	X		
	X		
	X		

REVIEWED BY: Franklin Maggi

DATE: 06/08/09

EVALUATION TALLY SHEET

Historic Resource Name: 577 South Twelfth 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	5			
9. AGE	8	6	3	0	6		11	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
10. CONTINUITY	8	6	3	0	3			
11. SETTING	6	4	2	0	4			
12. FAMILIARITY	10	8	4	0	4		11	54
<i>(SUM OF A+C) =</i>					43			
<u>D. INTEGRITY</u>								
	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
13. CONDITION	.00	.03	.05	.10	0	x 54	0.0	
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x 43	0.0	
	.00	.03	.05	.10	0	x 11	0.0	
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x 43	0.0	
	.00	.10	.20	.40	0	x 11	0.0	
16. SITE	.00	.10	.20	.40	0.2	x 11	2.2	
							2.2	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)							51.8	
<u>E. REVERSIBILITY</u>								
	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
17. EXTERIOR	3	3	2	2	3			54.8
<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)							81.80	



08/19/2009

Noticing Radius: 300 feet

File No: HL09-186

District: 3

Quad No: 83