

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 16 *Resource Name or #: (Assigned by recorder) 815 W. San Carlos St.San Jose

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 Location: Not for Publication** **Unrestricted**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** San Jose West **Date** 1980 **T** ; **R** ; **3 of** 3 **of Sec** ; **B.M.**

c. Address 815 W. San Carlos St **City** San Jose **Zip** 95126

d. UTM: (Give more than one for large and/or linear resources) **Zone** 10, **mE/** 41 **mN**

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

APN 261-09-006

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

The property is located west of the Guadalupe River and Downtown San Jose in an area that is transitioning from industrial and light industrial to redeveloped mid-rise residential and neighborhood commercial uses along W. San Carlos Street a heavily trafficked connector street that crosses the Santa Clara Valley, although changing name, from the east to the west.

The project site consists of a small, wooden single-story cottage built in the early 20th century that has been altered extensively and remains facing West San Carlos Street amid mix uses from commercial/retail to residential. The main structure is set on a small lot facing West San Carlos Street to the south. The front yard has been completely paved for parking. (Continued on page 3)

***P3b.Resource Attributes:** (List attributes and codes) HP 2 single family house

P4. Resources

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

P5b. Description of Photo: (view, date, accession #) Front Façade, 6/2015

***P6. Date Constructed/Age and Source:**

Historic Prehistoric Both
Constructed: 1910 Assessor's records

***P7. Owner and Address:**

Luu Nhan Van
815 W. San Carlos St.
San Jose CA 95126

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

Bonnie Bamburg
Urban Programmers
10710 Ridgeview Avenue
San Jose CA 95127

***P9. Date Recorded:** 6/16/2015

***P10. Survey Type:** (Describe) intensive



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

***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

*NRHP Status Code NA

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*Resource Name or # (Assigned by recorder) 815 S. San Carlos ST, San Jose CA

B1. Historic Name: none

B2. Common Name: none

B3. Original Use: residence-single family

B4. Present Use: residence-single family

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations) c.1910, remodel 2000--

*B7. Moved? No Yes **Unknown Date:** _____ **Original Location:**

*B8. Related Features: None of importance

B9a. Architect: Unknown b. Builder: Unknown

*B10. Significance: Theme Residential Architecture Area San Jose

Period of Significance 1900-1940

Property Type house

Applicable Criteria NA

(Discuss

importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property at 815 W. San Carlos is not important in the history or architectural heritage of San Jose. The house is not eligible for listing in the California Register of Historic Resources because it is not associated with people of events important in the history of San Jose and has lost integrity due to the many alterations to the insignificant example of Colonial Revival style architecture.

The early owners and occupants of the house were working in the immediate area for the lumber company across the street or the concrete and building materials company located next door. The original address was 775 W. San Carlos Street, renumbered to 815 W. San Carlos Street in 1943.

The first owner and occupant appears to have been James W Fike and his wife Lucy. He worked down the street at the Tilden Lumber and Mill Company raising from a striker to a millman. It appears that the Fikes retained ownership of the house and rented it for several years. Cesar Ciardelli and his wife Clara Ciardelli were the next to occupy the house in 1926. Cesar was a Cement laborer and together he and Clara had 6 children. In 1927, the house was briefly occupied by Sami Caravelli who had no occupation on record. (Continued on page 3)

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

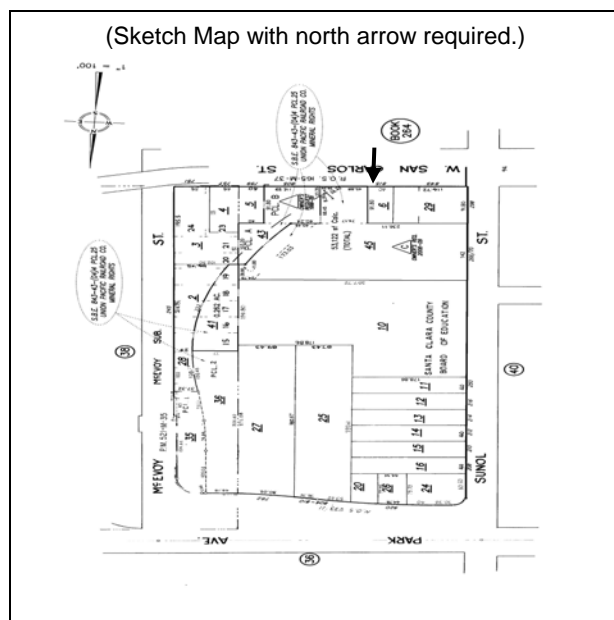
*B12. References: City & County public documents ,

B13. Remarks:

*B14. Evaluator: Bonnie Bamberg

*Date of Evaluation:

(This space reserved for official comments.)



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P3.Description cont

The residence is currently surrounded by parking lots, a two story corner commercial/residential restaurant to the west and a small welding company to the east. The north fronts a narrow alley containing another commercial space. The structure has been "updated" with design features which are not in keeping with its original historic style. It was never a significant piece of architecture but rather a simple wooden house in a working man's neighborhood that has been intruded upon over the years so that the residential qualities are almost unrecognizable from the San Carlos Street side.

The house a small single-story balloon framed wooden structure built upon a rectangular floor plan with a composite shingled hipped roof that is crowned by a centered rectangular-shaped chimney. The walls are wide horizontal shiplap. Fenestration is minimal and consists of primarily tall rectangular windows. The only major exterior detail is located on the front façade and includes a projecting angled three sided bay window exhibiting a centered rectangular window with transom window above and flanked by two tall one over one windows on the side sections of the bay. The centered window exhibits an over-scaled wooden member separating the transom from the main portion of the light. This projecting bay is cantilevered off the side of the building and is topped by a small hipped roof also of composite shingles. A second front-projecting hipped roof covers an entry porch which is supported by two tall square posts that do not seem original to the house. The dominant design feature of this porch is the row of over-sized classical balusters which are another more recent incongruous addition not in harmony with the original much simpler design. The entry door is a plain rectangular shape although modernized and the large multi-paned rectangular double window under the porch is a more recent alteration to the structure. The architectural style is Colonial Revival Cottage which was very popular during the last decade of the 19th century and the first two decades of the 20th century. This post Victorian style is characterized by simple forms, plain walls and little ornament, Where the ornament appears, it is very basic such as the wooden moldings around the windows and doors. The small house contains a much altered front entry porch which is raised above the ground and reached by a wooden stair that wraps around the residence to the east along the concrete driveway. The stair and the porch's base are all recent construction.

The garage is itself another small rectangular wooden single-story building which is built on a simple rectangular floor plan and exhibits a very low gabled roof. It contains both a garage space with large garage door and an adjacent space for a room with small rectangular window. It is sheathed in like wooden horizontal tongue and groove boards and contains a round vent shape under the gable. The roof here is again sheathed in composite shingles. The garage hugs the northwest corner of the small lot.

The east facade is a very plain wooden wall with three windows breaking up the space. The

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first on the south east corner is a tall double-hung window while the second window is a larger opening that has been altered with the new addition of a projecting glass “display” window. The third window is a larger rectangular opening at the northeast corner of the house. The west elevation is the most simple with only a single tall wooden double-hung window breaking up the space of flat wooden exterior wall. The rear elevation exhibits a centered back door covered by a shed-roof projecting from the house. This facade also contains two tall narrow double-hung windows flanking the back entry.

The garage is another small rectangular wooden single-story building which is built on a simple rectangular floor plan and exhibits a very low gabled roof. It contains both a garage space with large garage door and an adjacent space for a room with small rectangular window. It is sheathed in like wooden horizontal tongue and groove boards and contains a round vent shape under the gable. The roof here is again sheathed in composite shingles. The garage hugs the northwest corner of the small lot.

Minimal ornamentation is a characteristic of Colonial Revival architectural design especially when found on simple workingman’s cottages such as this. This site has been significantly altered from its original appearance which further degrades the integrity.

Landscaping is minimal with some potted plants placed along the porch and a strip of plants along the southwest side of the lot. Wooden fencing separates the parcel from its more commercial neighbors with a wooden picket gate separating the driveway from the street front.

In summary, the site is a badly altered small residential cottage from the early 19th century which is designed in a very stripped example of Colonial Revival Cottage architectural design. It appears to be in poor condition and does not represent any unique architectural historical qualities. Fine examples of the style are found in several of San Jose’s older neighborhoods.

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5B. Photographs Continued:



Photograph 1 815 W. San Carlos Street, San Jose
View: Front façade showing the recent porch construction and replacement windows as well as the body of the building.
Date: June 15, 2015

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Photograph 2 815 W. San Carlos Street, San Jose
View: East façade showing the ramp construction and replacement windows as well as the body of the building.
Date: June 15, 2015

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Photograph 3 815 W. San Carlos Street, San Jose
View: West façade, the only window is in the infill rear porch area.
Date: June 15, 2015

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Photograph 4 815 W. San Carlos Street, San Jose
View: East façade and garage remodeled for a residential apartment
Date: June 15, 2015

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B10 Significance continued

From 1928 through 1934 the house was owned and occupied by Peter Locurto, who owned the local Grocery and Liquor Store at the corner of W. San Carlos and Sunol Streets. For the next four years, Angelo Serrano occupied the house until 1939 when Rudolph Herrera who was a cement laborer and his wife Rachel, moved into the house. The house was vacant in 1940-41. In 1942, L G Arzola lived in the house on West San Carlos, followed by Hermino Amaro and then G J Castro. Their occupations were not listed. Peter Locurto moved back into the house in 1952 and continued to live there into the 1960s The house then became a rental property and in the 1980s it was sold. The property has had relatively short term owners since then.

The property was developed toward the end of, and was evaluated within, the historical context era as part of the Horticultural Expansion Period 1870-1917

AT the turn of the century (1900), the leading industry in San Jose was agriculture and the processing of fruit and vegetables. The need for a large workforce to supply the canneries, box makers, label makers and can makers, in addition to all the other related businesses resulted in economic growth that required a burst in population, many of whom were immigrants. Often the immigrants from one area would find familiarity living in neighborhoods with immigrants from the same regions. Such was the case with the houses on W. Sam Carlos. This area attracted immigrants from Italy who found comradery and familiarity of language and customs.

As the economy grew so did urban development, expanding from First Street to Second and, two years after the Chinatown fire of 1887, a new City Hall was constructed in the Plaza, and in 1893, a new Post Office on Market Street. During the 1880's three and four-story bank buildings were constructed on all four corners of Santa Clara and First streets. During this time, business moved south from Santa Clara Street, spurred on by T.S. Montgomery who developed several large city blocks.

As the City expanded so did the infrastructure. By 1881, electricity, was provided by several private companies operating from different locations around the City. In the same year J.J. Owen, owner of the San Jose Mercury was instrumental in having a light tower constructed at the corner of Market and Santa Clara streets. Electric arc lamps that had replaced the gas lamps were replaced in 1912, with incandescent lights on the downtown streets.

Automobiles were first seen in the Valley in the 1890's, with the State's first auto manufacturing, garage and gas station established in San Jose by the turn of the century. The first "garage" was opened by Clarence Letcher in 1900 followed by his first gas station in 1902. The first motor bus line in the state began service from San Jose to Mt. Hamilton in 1910. It was then possible to take the bus to the San Jose Country Club established in 1899, on Alum Rock Avenue.

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The first regularly scheduled radio station was started in San Jose in 1909, when Dr. Charles Harold broadcast from his offices at the corner of First and San Fernando streets. In addition to the first commercial broadcast, Harold is credited with opening a college to train radio engineers where he qualified over 1200 students by 1922. He is also credited with more than 50 inventions during his career.

Development continued throughout the City. Most of the vacant lots were filled with houses or small commercial buildings during the 1880's. The Hensley property was divided in 1886, as was College Park off The Alameda followed by the subdivision of General Naglee's estate in 1902 and Hanchett Park in 1907. During this period, the City annexed the Gardiner District and the City of East San Jose in 1911, and a year later an unusual annexation was the 100 foot wide strip of land along N. First Street leading to Alviso. Streets that began in the center of the city, extended to connect the rural corners of the Valley. Although they changed names outside the core, the convenience of a connected valley was perfect for the automobile and truck traffic that took hold during this era.

The era is recognized as one of enormous growth and development in San Jose. Not until the late 1940s after the end of WWII would there be such dynamic growth in industries and population.

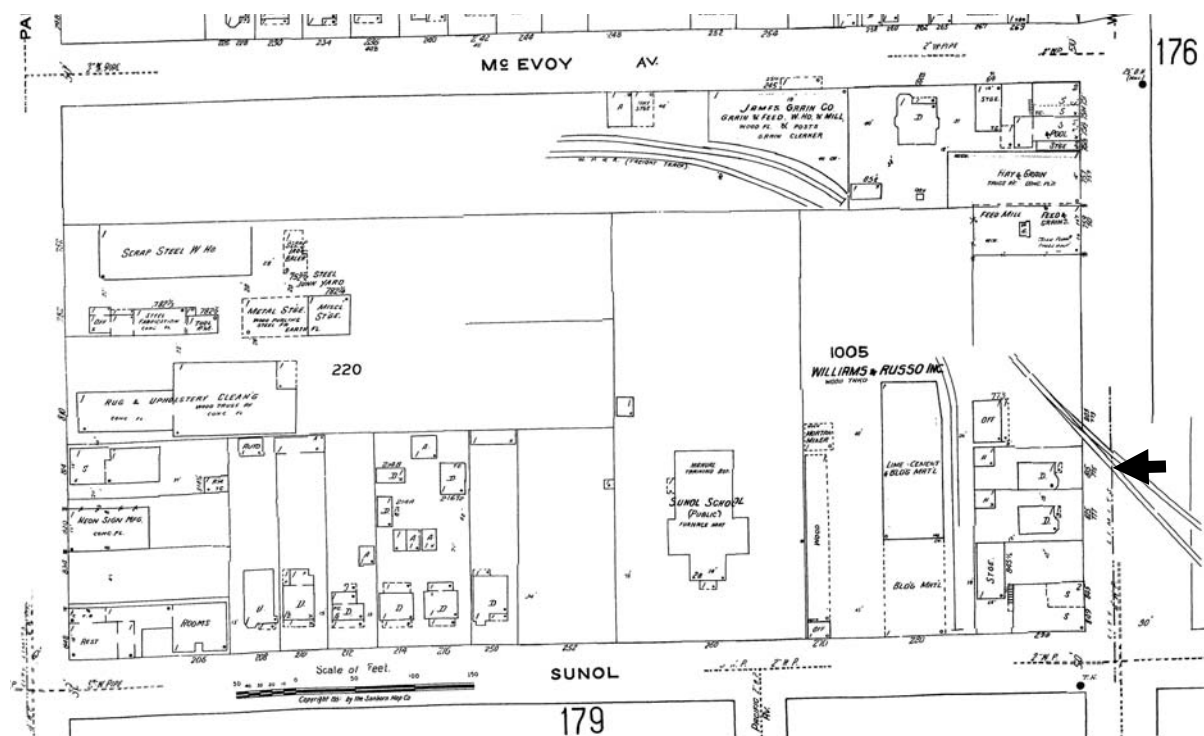


Figure 2 Section of page 179 of the 1915 updated to 1950 Sanborn Insurance Map

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**Evaluation of Significance, City of San Jose Municipal Code Section # 14.48.020
(Criteria to evaluate historical and architectural significance)**

A. Historical, Architectural, Cultural, Aesthetic or Engineering Interest or Value of an Historical Nature. The term "historical, architectural, cultural, aesthetic, or engineering interest or value of an historical nature" shall mean a quality that derives from, is based upon, 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;

There is no association with people or events that were significant to the history of San Jose.

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.

The buildings on the subject property are not identified or associated with an important architectural work or architect. Nor is the construction or materials unique to a particular challenge in the design or use. The small house is not of high artistic merit or part of a group of similar buildings.

The house, constructed c.1912 is a vernacular version of the Colonial Revival style. This style is found in many locations in San Jose, and has broad vernacular interpretations with many constructed in the period 1900-1920 throughout the pre-1920 neighborhoods of San Jose. The setting no longer conveys a residential streetscape and the lack of residential landscaping further denigrates the historical and architectural integrity of the property.

The house and garage do not represent significant architectural design or construction and therefore are not eligible for City Landmark nomination under Criterion 2

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 house is a vernacular version of the design and many more classic and artistic Colonial Revival houses are found in San Jose.

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The buildings on the subject parcel are not significant to the architectural heritage of San Jose.

Other factors the Historic Landmark Commission may consider:

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

As described above, the property at 815 W. Sam Carlos does not represent a significant historic resource under any of the categories for consideration listed above.

San Jose Historic Landmarks Commission's Evaluation for Significance establishes the following levels of significance:

- 33 and above- Evaluate for Candidate City Landmark
- 32-0 Non-significant

The San Jose Historic Evaluation Tally evaluation of the property resulted in a rating of non-significant with an adjusted total of **11.2 points**.

California Register of Historic Resources:

Criteria for Listing

- Criterion 1, 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.*
- Criterion 2. Associated with the lives of persons important to local, California or national history.*
- Criterion 3. Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.*
- Criterion 4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.*

As described above in the evaluation considering the San Jose Historic Landmark criteria, the property at 815 W. San

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Carlos Street does not meet the standard of significance under any of the California Register of Historic Resources criteria. The property is not associated with an individual of importance or a significant event. The architecture was not a good representation of the Colonial Revival Style and has been remodeled diminishing the integrity of the buildings. Of the seven aspects of integrity location is valid, however the other six, design, materials, workmanship, setting, feeling and association are all diminished by remodeling or in the case of association there is no association to an important person, event or broad pattern that is represented by this property.

Property evaluated under the San Jose Historic Evaluation Tally that does not rate above 33 points is not considered eligible for listing in the California Register of Historic Resources or the National Register of Historic Places.

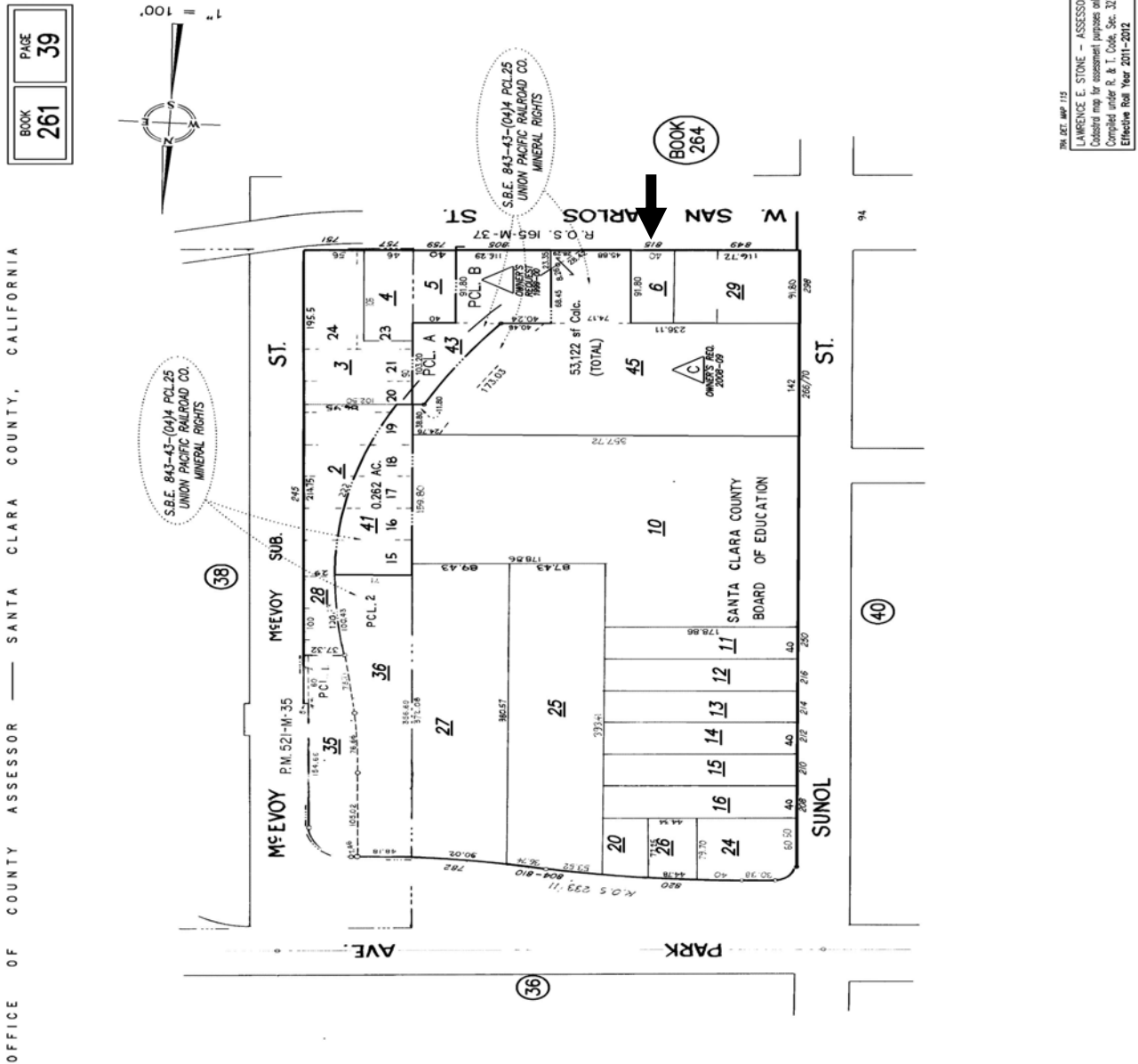
CEQA Considerations:

The California Environmental Quality Act (CEQA) defines a historic resource as one that is listed in, or determined eligible for listing in, the California Register. Resources already listed, or determined eligible for the National Register and California Historic Landmarks 770 or higher, are also defined as eligible for the California Register. Locally significant resources identified through a survey process may also be eligible for listing in the CRHR.

The proposed project is the redevelopment of the property to higher density residential use. The proposed project will result in the demolition of the existing buildings. The existing buildings have been considered and found not to be eligible for listing as San Jose Candidate Landmarks or for listing in the California Register of Historic Resources, thus they are not considered historic resources under CEQA.

The demolition or alteration of buildings that are not considered historic resources under CEQA, does not cause a significant adverse impact. No mitigation of historic resources is required.

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Location Map: 815 W. San Carlos Street, San Jose APN 269-31-6

Source: Santa Clara County Assessor's Office

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B 12: References: (Continued)

Unpublished:

City of San Jose Historic Resources Inventory, San Jose Historic Landmarks Commission, 1987, Revised 1994, 1996, 1997- As updated

Laffy, G. A., "Historical Context Statement", 1992

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Published Works

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CITY DIRECTORIES FOR SAN JOSE, CALIFORNIA;

1870, 1878, 1888-89, 1890, 1892 , 1893, 1894 ,1895-1969,1896-9,1900, 1902-03,1906-07,1909-10, 1915,1916, 1918, 1919, 1920,1925,1930,1935 ,1940, 1941, 1942, 1943, 1945, 1949, 1950, 1951, 1952, 1955, 1956, 1958, 1959, 1960, 1963, 1965, 1968, 1970, 1972, 1974, 1978,

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Repositories Consulted

Martin Luther King Jr. Memorial Library, San Jose Main Library, California Room.

Santa Clara County Recorder's Office, Official Records and Deeds

HISTORIC EVALUATION SHEET

HISTORIC RESOURCE NAME: no historic name

HISTORIC RESOURCE ADDRESS: 815 W. San Carlos Street, San Jose

A. VISUAL QUALIFICATIONS

1 EXTERIOR no artistic merit E VG G FP

2 STYLE remodeled Colonial Revival E VG G FP

3 DESIGNER unknown E VG G FP

4 CONSTRUCTION -typical wood frame construction E VG G FP

5 SUPPORTIVE ELEMENTS none E VG G FP

B. HISTORY/ASSOCIATION

6 PERSON/ORGANIZATION none of importance E VG G FP

7 EVENT none of individual significance E VG G FP

8 PATTERNS expanding city neighborhoods c. 1910 E VG G FP

9 AGE c 1912 E VG G FP

C. ENVIRONMENTAL/CONTEXT

10 CONTINUITY not located in an area of prime importance E VG G FP

11 SETTING: unimportant E VG G FP

12 FAMILIARITY Not particularly conspicuous E VG G FP

D. INTEGRITY

13 CONDITION E VG G FP

14 EXTERIOR ALTERATIONS E VG G FP

15 STRUCTURAL REMOVALS E VG G FP

16 SITE E VG G FP

E. REVERSIBILITY

17 EXTERIOR E VG G FP

18 NATIONAL OR CALIFORNIA REGISTER not eligible E VG G FP

REVIEWED BY: Bonnie Bamburg

DATE: 6/16/2015

EVALUATION TALLY SHEET (PART 1)

HISTORIC RESOURCE ADDRESS: 815 W. San Carlos Street, San Jose

A	<u>VISUAL QUALITY/DESIGN</u>	E	VG	G	FP	
	1 EXTERIOR	16	12	6	0	0
	2 STYLE	10	8	4	0	0
	3 DESIGNER	6	4	2	0	0
	4 CONSTRUCTION	10	8	4	0	4
	5 SUPPORTIVE ELEMENTS	8	6	3	0	0
						Subtotal:
						4
B.	<u>HISTORY/ASSOCIATION</u>					
	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	3
						Subtotal:
						8
C.	<u>ENVIRONMENTAL/ CONTEXT</u>					
	10 CONTINUITY	8	6	3	0	0
	11 SETTING	6	4	2	0	0
	12 FAMILIARITY	10	8	4	0	0
						SUBTOTAL:
						0
						A & C SUBTOTAL:
						4
						B SUBTOTAL:
						8
						PRELIMINARY TOTAL:
						12
						(sum of A. B. & C.)

EVALUATION TALLY SHEET (PART II)

HISTORIC RESOURCE ADDRESS: 815 W. San Carlos Street, San Jose

D.	<u>INTEGRITY</u>	E	VG	G	FP			
	13 CONDITION		0.03	0.05	0.1	12 X	0.03 = 0.36	
			SUBTOTAL A,B&C					
	14 EXTERIOR ALTERATIONS		0.05	0.1	0.2	4 X	0.05 = 0.2	
			SUBTOTAL A&C					
			0.03	0.05	0.1	8 X	0.03 = 0.24	
			FROM B					
	15 STRUCTURAL REMOVALS		0.2	0.3	0.4	4 X	0.3 = 1.2	
			SUBTOTAL: A & C					
			0.1	0.2	0.4	8 X	0.1 = 0.8	
			FROM B					
	16 SITE		0.1	0.2	0.4	8 X	0 = 0	
			FROM B					
			INTEGRITY DEDUCTIONS SUBTOTAL					2.8
			ADJUSTED SUBTOTAL:				12 - 2.8	9.2
			(Preliminary Total minus Integrity Deductions)					
VALUE								
E	<u>REVERSIBILITY</u>	E	VG	G	FP			
	17 EXTERIOR	3	3	2	2		2	
			Total:				2	
F.	<u>ADDITIONAL CONSIDERATIONS</u>							
	<u>BONUS POINTS</u>							
VALUE								
		E	VG	G	FP			
	18 NATIONAL OR CALIFORNIA REGISTER	20	15	10	0	0		
		BONUS POINTS SUBTOTAL:					0	
		ADJUSTED TOTAL:					11.2	