

CULTURAL RESOURCE EVALUATION OF
4200 DOVE HILL ROAD
IN THE CITY OF SAN JOSE

FOR

DOVE HILL LLC
4957 NEW COMPTON COURT
SAN JOSE, CA 95136
C/O: MR. SALVATORE CARUSO
NWIC#-08-0131

BY

Archaeological Resource Management

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AUGUST 15, 2008

ADMONITION

Certain information contained in this report is not intended for general public distribution. Portions of this report locate significant archaeological sites in the region of the project area, and indiscriminate distribution of these data could result in the desecration and destruction of invaluable cultural resources. In order to ensure the security of the critical data in this report, certain maps and passages may be deleted in copies not delivered directly into the hands of environmental personnel and qualified archaeologists.

THE PRINCIPAL INVESTIGATOR

ARCHAEOLOGICAL LITERATURE SEARCH FOR DOVE HILL PROJECT

In order to protect potential archaeological resource, this report is considered administratively confidential. Copies of this report are on file with the City of San Jose Department of Planning, Building and Code Enforcement and can be reviewed by qualified persons during regular business hours.

PRIMARY RECORD

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

Page 1 **of** 13 **Resource Name or #** 4200 Dove Hill Road

P1. Other Identifier: Morrison Residence

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 Location: _____ **Not for Publication** **Unrestricted** *a. **County** Santa Clara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:** 1978 **T** ; **R** ; **1/4 of** _____ **1/4 of Sec** ; **BM**

c. Address: 4200 Dove Hill Road **City:** San Jose **Zip:** 95121

d. UTM: 6 05 725mE/41 27 258mN

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

APN: 679-08-003

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

The primary structure at this address is a two-story vernacular residence in good to fair condition, although heavily modified from its original form. The original portion of the home features a front gabled roof, with narrow enclosed eaves. A two story shed roof addition has been added to the northern side of the home, and an upper story addition and semi-enclosed porch has been added to the northern façade. The exterior walls are surfaces with flush horizontal wooden siding, except the southern addition, which is surfaced with plywood sheets. Fenestration consists primarily of wooden framed windows, in double-hung sash and multi-paned fixed configurations. The northern, upper story addition features one multi-paned window which wraps around a corner of the building.

See continuation sheet, Page 4

*P3b. **Resource Attributes:** (List attributes and codes.) HP02

*P4. **Resources Present:** Building Structure Object District Element of District Site Other

P5a. Photo or drawing (Photo required for buildings, structures, objects.)



P5b. Description of Photo: (View, date, accession #)
View of the main residence at 4200 Dove Hill Road

*P6. **Date Constructed/Age and Sources**

Historic Prehistoric Both

Constructed circa 1945 based upon aerial photography of the property.

*P7. **Owner and Address:**

Kuehne Family Trust
1235 Camino Ramon
San Jose, CA 95125-3714

*P8. **Recorded by:**

Robert Cartier
Archaeological Resource Management
496 North 5th Street
San Jose, CA 95112

*P9. **Date Recorded:** 3/3/09

*P10. **Survey Type:** 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 Station Record Rock Art Record Artifact Record Photographic Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code _____

*Resource Name or # (Assigned by recorder) 4200 Dove Hill Road

B1. Historic Name: Morrison Residence

B2. Common Name: 4200 Dove Hill Road

B3. Original Use: Residential B4. Present Use: Residential

*B5. Architectural Style: Vernacular

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

County of Santa Clara appraisers documentation states that the primary residence at 4200 Dove Hill road was constructed in 1920. However, aerial photography of the property reveals that the structure was not present in 1939. By 1948, the structure appears on aerial photography. Based upon the materials utilized for the oldest portion of the building, it is possible that earlier construction materials were recycled in its creation, or that the original portion of the home was moved onto the property. The original structure appears to have been a simple, two-story rectangular residence with a front-gabled roof. Since its initial construction major modifications have been made to the home, including an addition to the southern side, and a second addition to the northern side of the second story (the partially enclosed upper story porch). The large cinderblock chimney is also a later addition to the home. All of these changes and additions were made prior to the purchase of the property by the Keuhne family in 1973. Changes have also been made to the interior, including separation of the home into upstairs and downstairs units, and modernization of some kitchen and bathroom fixtures.

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

*B8. Related Features:

Also present on the property is a smaller secondary residence. The original portion of this structure appears to be roughly contemporaneous with the primary residence, and may originally have been a simple storage shed, added onto and modified into a small living unit.

B9a. Architect: unknown b. Builder: unknown

*B10. Significance: Theme Architecture and Shelter Area San Jose

Period of Significance 1945-Present Property Type Private Residence Applicable Criteria N/A

The land on which the subject structures now stand was originally part of the Spanish Rancho Yerba Buena Y Socayre. Based upon the Thompson & West Historical Atlas of Santa Clara County, 1876, by that year what is now the subject property was a portion of the 142 acre property of Joseph Aubrey. The Joseph Aubrey family were important early settlers in the area, having arrived in the Santa Clara Valley in 1853. Joseph's daughter Nancy married George Hellyer, another prominent early settler, for whom Hellyer Road is named (Loomis, 1971). According to the official map of Santa Clara County for 1890, by that year the Aubrey family had purchased the property to the south, now owning lands totaling 293 acres. See Continuation Sheet, Page 4

B11. Additional Resource Attributes: (List attributes and codes) _____
N/A

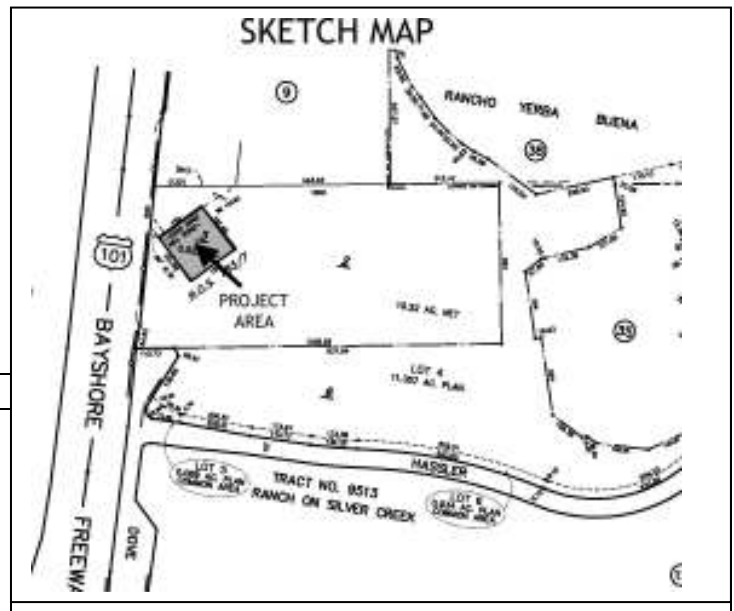
*B12. References:
See continuation Sheet, Page 7

B13. Remarks:

*B14. Evaluator: Robert R. Cartier

*Date of Evaluation: 3/3/09

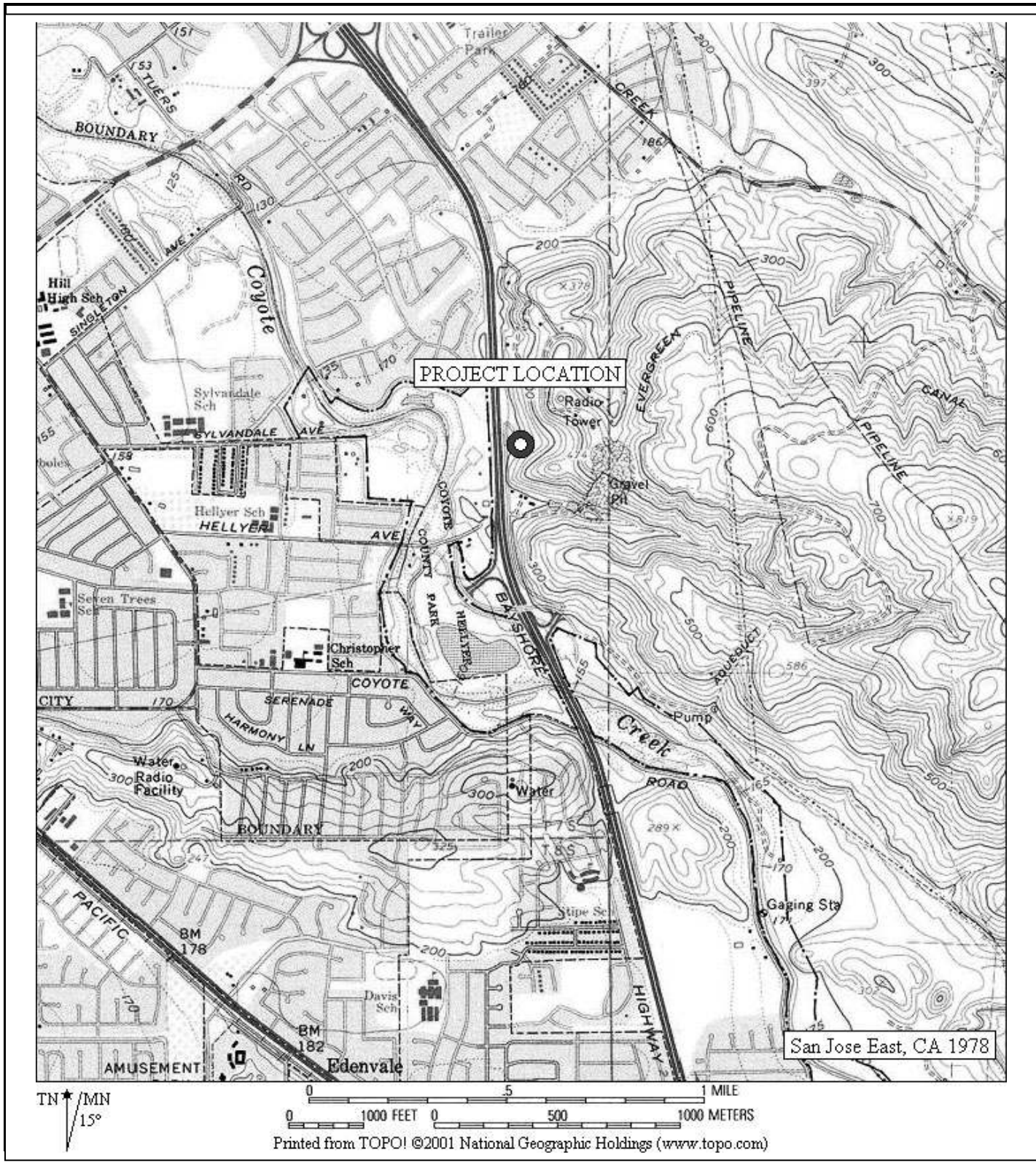
(This space reserved for official comments.)



LOCATION MAP

Page 3 of 13 Resource Name or # (Assigned by recorder) 4200 Dove Hill Road

*Map Name: San Jose East *Scale: 7.5 Minute *Date of Map: 1978



CONTINUATION SHEET

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*Recorded by Archaeological Resource Management Date 3/3/09 Continuation Update

Continued from P3a:

A major feature of the residence is the exceptionally large, cinderblock chimney, added to the western façade. This chimney appears to have been constructed to allow the addition of an upstairs fireplace, and the lower portion spits in two, along either side of a boarded up door. The interior of the residence has been separated into two living units (upstairs and downstairs) the interior is generally lacking in architectural detailing, and has been heavily modified.

Continued from B10:

The Aubrey family retained ownership of the property into the 20th century; in 1903 the portion of the Aubrey lands on which the subject property is now situated passed to Mary Aubrey (Book 263 of Deeds, Page 298). The Aubrey property was divided up into several smaller parcels during the early 1910's, and by 1914 the subject property, consisting of 22.0 acres, was owned by Emma C. Morrison.

By 1938, the property was mortgaged, and in a deed from December 18, 1940, the property is granted by San Jose Abstract and Title Corporation to Max S. Abbot and Emma C. Morrison (Book 1017 of Official Records, Page 204). During this time period, based upon aerial photography, the subject property was undeveloped, and was being used as orchard land.

Max Abbot owned the property until 1947, at which time the property was purchased by John and Mary A. Tripoli, and then sold to Viola M. Woodall, a widow, and her daughter-in-law Mrs. Johnnie Woodall (Book 1511 of Official Records, Page 514). Some time before 1948, both the primary residence and the smaller home on the property were constructed. By 1956, the property was being utilized as a gravel quarry, and much of the original topsoil appears to have been removed. By 1957 Viola Woodall had remarried, and on January 2 of that year as Viola Cooper granted the property to Johnnie Woodall. The separate parcel on which the homes sit, consisting of 0.522 acres of land, was officially created on July 30, 1964 (Book 183 of Maps, Page 7). On January 9, 1973 the property was granted by Johnnie, Ocie A. and Cleo M. Woodall to Stanislaus and Eleanor Keuhne (Book A210 of Official Records, Page 43 (Parcel 4). On April 20, 1992 the Keuhne family transferred the property to the Keuhne Family trust, and retain ownership of the property, now consisting of approximately 21 acres, to the present day (Book M113 of Official Records, Page 1757).

California Register of Historic Resources Criteria

A cultural resource is considered "significant" if it qualifies as eligible for listing in the California Register of Historic Resources (CRHR). Properties that are eligible for listing in the CRHR must meet one or more of the following criteria:

1. Association 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;
2. Association with the lives of persons important to local, California, or national history;
3. Embodying the distinctive characteristics of a type, period, region, or method of construction, or representing the work of a master, or possessing high artistic values; or
4. Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

A property may be automatically listed in the CRHR if it is formally determined eligible for the National Register of Historic Places. Properties that are formally determined eligible for the NRHP are those that are designated as such through one of the federal preservation programs administered by the California Office of Historic Preservation (i.e., the National Register, Tax Certification, and Section 106 review of federal undertakings). The CRHR interprets the integrity of a cultural resource based upon its physical authenticity. An historic cultural resource must retain its historic character or appearance and thus be recognizable as an historic resource. Integrity is evaluated by examining the subject's location, design, setting, materials, workmanship, feeling, and association. If the subject has retained these qualities, it may be said to have integrity. It is possible that a cultural resource may not retain sufficient integrity to be

CONTINUATION SHEET

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*Recorded by Archaeological Resource Management Date 3/309 Continuation Update

listed in the National Register of Historic Places yet still be eligible for listing in the CRHR. If a cultural resource retains the potential to convey significant historical/scientific data, it may be said to retain sufficient integrity for potential listing in the CRHR.

The structure at 4200 Dove Hill Road is not currently listed on the CRHR, and does not appear to qualify for inclusion in this register at the present time. The structure is not associated with events or persons of historic significance, and thus does not appear to qualify as potentially eligible under criteria 1 or 2. The vernacular structure is not a significant example of any architectural style, and does not appear to be potentially eligible for listing under criterion 3. It does not appear to have the potential to yield information important to history, and thus does not appear to be potentially eligible for listing under criterion 4.

National Register Criteria

The National Register of Historic Places was first established in 1966, with major revisions in 1976. The register is set forth in 36 CFR 60 which establishes the responsibilities of the State Historic Preservation Officers (SHPO), standards for their staffs and review boards, and describes the statewide survey and planning process for historic preservation. Within this regulation guidelines are set forth concerning the National Register of Historic Places (36 CFR 60.6). In addition, further regulations are found in 36 CFR 63-66, 800, and Bulletin 15 which define procedures for determination of eligibility, identification of historic properties, recovery, reporting, and protection procedures. The National Register of Historic Places was established to recognize resources associated with the accomplishments of all peoples who have contributed to the country's history and heritage. Guidelines were designed for Federal and State agencies in nominating cultural resources to the National Register. These guidelines are based upon integrity and significance of the resource. Integrity applies to specific items such as location, design, setting, materials, workmanship, feeling, and association. Quality of significance in American history, architecture, archaeology, engineering and culture is present in resources that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet at least one of the following criteria:

- A. That are associated with events that have made a significant contribution to broad patterns of our history;
- B. That are associated with the lives of persons significant in our past;
- C. That embody distinctive characteristics of type, period, or method of construction, or that represent the work of master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- D. That have yielded, or are likely to yield, information important in prehistory or history.

Integrity is defined in Bulletin 15: How to Apply the National Register Criteria for Evaluation, (U.S. Department of the Interior, National Park Service 1982) as:

the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period. If a property retains the physical characteristics it possessed in the past then it has the capacity to convey association with historical patterns or persons, architectural or engineering design and technology, or information about a culture or peoples.

There are also seven aspects of integrity which are used. These aspects are:

1. location
2. design
3. setting
4. materials
5. workmanship
6. feeling
7. association

The structure at 4200 Dove Hill Road is not currently listed on the National Register of Historic Places. In addition, the property does not appear to be potentially eligible for listing in this register. The site is not associated with significant historic events or persons, thus it does not appear to be potentially eligible for listing under criteria A or B. The structure is built in a simple vernacular style, and does not appear architecturally significant. Thus the structure does not appear to qualify as eligible for the NRHP under criterion C. The property does not appear to be likely to yield

CONTINUATION SHEET

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*Recorded by Archaeological Resource Management Date 3/3/09 x **Continuation** **Update**

information important in prehistory or history, thus it does not appear to qualify as potentially eligible under criterion D.

In addition, the structure is lacking in integrity, having been heavily remodeled and added to since its original construction.

San Jose Historic Resources Inventory Criteria

The City of San Jose's Historic Preservation Ordinance defines structures of historical value based on any of the following factors:

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

The City of San Jose Historic Resource inventory Hierarchy of Significance

Evaluation Tally Sheet Total	Category of Significance
67-134	Candidate City Landmark
33-66	Structure of merit
33-66	Contributing Structure
0-32	Non-Contributing Structure
0-32	Non-Significant Structure

The structure at 4200 Dove Hill Road is not currently listed on the San Jose Historic Resource Inventory, and does not appear to be potentially eligible for listing in this register. The structure is not associated with significant eras, persons, or events. The vernacular style in which the home was built does not appear to be architecturally significant. In addition, the structure has been extensively remodeled and it lacking in architectural integrity. The property received a score of 14.95 points on the City of San Jose Historic Evaluation Form, identifying it as a non-significant structure.

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Continued from B12:

Arbuckle, C.

1985 *Clyde Arbuckle's History of San Jose.* Smith and McKay, San Jose.

Appraiser's Office, County of Santa Clara

2008 Record search of appraiser's documentation for the property at 4200 Dove Hill Road.

Assessor's Office, County of Santa Clara

2008 Record search of assessed value and associated taxes for the property at 4200 Dove Hill Road

ERAS Environmental Inc.

2009 Environmental Assessment Update; 4200 Dove Hill Road, San Jose, CA Project #09015.

Hoover, M. et al

1966 *Historic Spots in California.* Stanford University Press, Stanford California.

Loomis, P.

1971 Indians Roamed in Hellyer Park Area. Signposts article in the San Jose Mercury News, June 25, 1971.

1982 *Signposts.* San Jose: San Jose Historical Museum Association.

1985 *Signposts II.* San Jose: San Jose Historical Museum Association.

McAlester, V. and L. McAlester

1997 *A Field Guide to American Houses.* Alfred A. Knopf, New York.

Payne, S.

1987 *Santa Clara County: Harvest of Change.* Northridge, California: Windsor Publications.

Polk Directories of the City of San Jose

1925- Record search of City Directories on file at the California Room, Dr.

1979 Martin Luther King, Jr. Main Library, San Jose Public Library, San Jose, California.

Recorder's Office, County of Santa Clara

2006 Record search of recorded information for the property 6082 Almaden Expressway.

Sawyer, E. T.

1922 *History of Santa Clara County, California.* Historic Record Company, Los Angeles.

Thompson & West

1876 *Historical Atlas of Santa-Clara County, California.* Thompson & West, San Francisco.

US Department of the Interior

1990 The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings

US Department of the Interior

1982 Bulletin 15 - "How to Apply the National Register Criteria for Evaluation."

CONTINUATION SHEET

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Photo 1: Oblique view of the primary residence from the northeast.



Photo 2: View of the rear façade. Note multi-paned corner window.

CONTINUATION SHEET

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Photo 3: View of the southern addition to the primary residence.



Photo 4: View of the western (originally front) façade.

CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

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*Recorded by Archaeological Resource Management Date 3/3/09 Continuation Update



Photo 5: Oblique view from the northwest. Note bifurcated chimney.



Photo 6: View of the northern façade. Note enclosed upper-story porch.

CONTINUATION SHEET

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*Recorded by Archaeological Resource Management Date 3/3/09 Continuation Update



Photo 7: View of the kitchen in lower story unit of the main residence.



Photo 8: View of the main room in the upper story unit.

CONTINUATION SHEET

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Photo 9: View of the shed converted into secondary living unit.



Photo 10: Addition onto the western side of secondary living unit.

CONTINUATION SHEET

Page 13 of 13 *Resource Name or # (Assigned by recorder) 4200 Dove Hill Road
*Recorded by Archaeological Resource Management Date 3/3/09 x **Continuation** **Update**



Photo 11: View of the plywood sheds behind the main residence.



Photo 12: View of large garage/shed behind the main residence.

4200 Dove Hill Road Evaluation Form

A. VISUAL QUALITY/DESIGN

1. EXTERIOR

Quality of form, composition, detailing, and ornament in part of originality, artistic merit, craftsmanship, sensitivity to surroundings and overall visual quality.

FP - Undistinguished

2. STYLE

Significance as an example of a particular architectural style, type, or convention.

FP – Good example

3. DESIGNER

a. Designed or built by an architect, engineer, builder, artist, or other designer who has made significant contribution to the community, state, or nation.

FP - Designer unknown

OR

b. Significance as an example of vernacular architecture.

4. CONSTRUCTION

Significance as example of a particular structural material, surface material, or method of construction.

FP - Of no particular interest

5. SUPPORTIVE ELEMENTS

Fences, walls, out-buildings, trees, landscaping, and other secondary elements which are accessory to the feature being evaluated and are supportive of, or enhance the features notable qualities; also stores, institutions, and other tenants located within buildings.

G– Supportive elements but none are particularly fine or unusual

B. HISTORY/ASSOCIATION

6. PERSON/ORGANIZATION

Associated with the life or activities of a person, group, organization, or institution that has made a significant contribution to the community, state, or nation.

FP – No known connections with persons or importance

7. EVENT

Associated with an event that has made a significant contribution to the community, state, or nation.

FP - No known connections with event of importance

8. PATTERNS

Associated with and effectively illustrative of broad patterns of cultural, social, political economic, or industrial history, or of the development of the City, or of distinct geographic regions, or ethnic groups of particular well-defined era.

G - Patterns of secondary importance loosely connected

9. AGE

Of particular age in relationship of the periods of development of buildings in the area.

FP - Built circa 1945

C. ENVIRONMENTAL/CONTEXT

10. CONTINUITY

Contributes to the visual, historic, or other environmental continuity or character of the street area.

FP – Not located in an area of primary or secondary importance

11. SETTING

Setting and/or landscaping contributes to the continuity or character of the street, neighborhood, or area.

G - Compatible with the dominant character of the area

12. FAMILIARITY

Prominence or familiarity within the neighborhood, city, or region.

FP - Not particularly conspicuous or familiar

D. INTEGRITY

13. CONDITION

Extent to which the feature has experienced deterioration.

VG - Exhibits minor surface Wear

14. EXTERIOR ALTERATIONS

Degree of alteration done to important exterior materials and design features.

G – Several major alterations

15. STRUCTURAL REMOVALS

Extent to which wings, stories, roofs, and other important large scale structural components have been removed

E – No major structural removals

16. SITE

Relation of features to its original site and neighborhood.

E – Has not been moved

E. REVERSIBILITY

17. EXTERIOR

Extent to which integrity losses (see Criteria 13-16) can be reversed, and ease or difficulty of making such corrections.

G – Not easily reversible

F. ADDITIONAL CONSIDERATION/BONUS POINTS

18. INTERIOR VISUAL QUALITY

Design quality of interior arrangement, finish, craftsmanship, and/or detail is/are particularly attractive or unique.

FP - Fair to poor

19. HISTORY/ASSOCIATION OR INTERIOR

Design quality associated with a person, group, organization or institution having used the interior.

FP – No known associations

20. INTERIOR ALTERATIONS

Degree of alterations to important interior materials and design features.

G – Several major alterations

21. REVERSIBILITY/INTERIOR

Extent to which integrity losses can be reversed, and ease or difficulty of making such corrections.

G – Not easily reversible

22. NATIONAL REGISTER OF HISTORIC PLACES
OR CALIFORNIA REGISTER

Status for listing in either the National Register of Historic Places or the California Register.

FP - Does not appear to be eligible for listing in either the National or California Register.

HISTORIC EVALUATION SHEET

HISTORIC RESOURCE NAME: _____

A. VISUAL QUALITY/DESIGN

- | | | | | |
|------------------------------|---|----|-----------------|------------------|
| 1. EXTERIOR _____ | E | VG | G | <u>FP</u> |
| 2. STYLE _____ | E | VG | G | <u>FP</u> |
| 3. DESIGNER _____ | E | VG | G | <u>FP</u> |
| 4. CONSTRUCTION _____ | E | VG | G | <u>FP</u> |
| 5. SUPPORTIVE ELEMENTS _____ | E | VG | <u>G</u> | FP |

B. HISTORY/ASSOCIATION

- | | | | | |
|------------------------------|---|----|-----------------|------------------|
| 6. PERSON/ORGANIZATION _____ | E | VG | G | <u>FP</u> |
| 7. EVENT _____ | E | VG | G | <u>FP</u> |
| 8. PATTERNS _____ | E | VG | <u>G</u> | FP |
| 9. AGE _____ | E | VG | G | <u>FP</u> |

C. ENVIRONMENTAL/CONTEXT

- | | | | | |
|-----------------------|---|----|-----------------|------------------|
| 10. CONTINUITY _____ | E | VG | G | <u>FP</u> |
| 11. SETTING _____ | E | VG | <u>G</u> | FP |
| 12. FAMILIARITY _____ | E | VG | G | <u>FP</u> |

D. INTEGRITY

- | | | | | |
|--------------------------------|-----------------|------------------|-----------------|----|
| 13. CONDITION _____ | E | <u>VG</u> | G | FP |
| 14. EXTERIOR ALTERATIONS _____ | E | VG | <u>G</u> | FP |
| 15. STRUCTURAL REMOVALS _____ | <u>E</u> | VG | G | FP |
| 16. SITE _____ | <u>E</u> | VG | G | FP |

E. REVERSIBILITY

- | | | | | |
|--------------------|---|----|---|----|
| 17. EXTERIOR _____ | E | VG | G | FP |
|--------------------|---|----|---|----|

F. ADDITIONAL CONSIDERATIONS/BONUS POINTS

- | | | | | |
|--------------------------------------------------------------------------|---|----|-----------------|------------------|
| 18. INTERIOR/VISUAL _____ | E | VG | G | <u>FP</u> |
| 19. INTERIOR/HISTORY _____ | E | VG | G | <u>FP</u> |
| 20. INTERIOR ALTERATIONS _____ | E | VG | <u>G</u> | FP |
| 21. REVERSIBILITY/INTERIOR _____ | E | VG | <u>G</u> | FP |
| 22. NATIONAL REGISTER OF HISTORIC PLACES OR
CALIFORNIA REGISTER _____ | E | VG | G | <u>FP</u> |

REVIEWED BY: _____ Robert Cartier _____ DATE: _____ March 3, 2009 _____

EVALUATION TALLY SHEET
PART I

VALUE

A. <u>VISUAL QUALITY/DESIGN</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
1. EXTERIOR	16	12	6	0	<u>0</u>
2. STYLE	10	8	4	0	<u>0</u>
3. DESIGNER	6	4	2	0	<u>0</u>
4. CONSTRUCTION	10	8	4	0	<u>0</u>
5. SUPPORTIVE ELEMENTS	8	6	3	0	<u>3</u>
					<u>SUBTOTAL:</u> <u>3</u>

B. <u>HISTORY/ASSOCIATION</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
6. PERSON/ORGANIZATION	20	15	7	0	<u>0</u>
7. EVENT	20	15	7	0	<u>0</u>
8. PATTERNS	12	9	5	0	<u>5</u>
9. AGE	8	6	3	0	<u>0</u>
					<u>SUBTOTAL:</u> <u>5</u>

C. <u>ENVIRONMENTAL/CONTEXT</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
10. CONTINUITY	8	6	3	0	<u>0</u>
11. SETTING	6	4	2	0	<u>2</u>
12. FAMILIARITY	10	8	4	0	<u>0</u>
					<u>SUBTOTAL:</u> <u>2</u>

<u>"A" & "C" SUBTOTAL:</u>	<u>5</u>
<u>"B" SUBTOTAL:</u>	<u>5</u>

<u>PRELIMINARY TOTAL:</u>	<u>10</u>
(Sum of A, B, and C)	

EVALUATION TALLY SHEET

Part II

VALUE

D.	<u>INTEGRITY</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
	13. CONDITION	--	.03	.05	.10	. <u>.03</u> x <u>.10</u> = <u>.03</u> * from A, B, C Subtotals
	14. EXTERIOR ALTERATIONS	--	.05	.10	.20	. <u>.10</u> x <u>.5</u> = <u>0.50</u> * from A and C Subtotals
		--	.03	.05	.10	. <u>.05</u> x <u>.5</u> = <u>0.25</u> * from B Subtotal
	15. STRUCTURAL REMOVALS	--	.20	.30	.40	. * x <u>.5</u> = <u>0.0</u> * from A and C Subtotals
		--	.10	.20	.40	. * x <u>.5</u> = <u>0.0</u> * from B Subtotal
	16. SITE	--	.10	.20	.40	. * x <u>.5</u> = <u>0.0</u> * from B Subtotal

INTEGRITY DEDUCTIONS SUBTOTAL: 1.05

ADJUSTED SUBTOTAL: 10 - 1.05 = 8.95
(Preliminary Total minus Integrity Deductions)

VALUE

E.	<u>REVERSIBILITY</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
	17. EXTERIOR	3	3	2	2	<u>2</u>
						<u>TOTAL:</u> <u>2</u>
F.	<u>ADDITIONAL CONSIDERATIONS/ BONUS POINTS</u>	<u>E</u>	<u>VG</u>	<u>G</u>	<u>FP</u>	
	18. INTERIOR VISUAL QUALITY	3	3	1	0	<u>0</u>
	19. HISTORY/ASSOCIATION OF INTERIOR	3	3	1	0	<u>0</u>
	20. INTERIOR ALTERATIONS	4	4	2	0	<u>2</u>
	21. REVERSIBILITY/INTERIOR	4	4	2	0	<u>2</u>
	22. NRHP OR CRHR	20	15	10	0	<u>0</u>

BONUS POINTS SUBTOTAL: 6

ADJUSTED TOTAL (Plus Bonus Points): 14.95