

Appendix C

Historical Evaluation



ARCHIVES
&
ARCHITECTURE

February 15, 2018

Denise Duffy & Associates, Inc.
947 Cass St., Suite 5
Monterey CA 93940
Attn: Leianne Humble, Senior Planner

RE: 1495 South Winchester Blvd., San Jose (APN #305-02-001)

Dear Leianne:

Please find attached documents comprising a historic report prepared for the property located at 1495 South Winchester Blvd. in San José. This report, prepared per your request, consists of this letter, DPR523 forms, and related rating sheet. It has been prepared to be used for an Initial Study or other environmental or project evaluation for a development project associated with the subject property.

A proposed rezoning to Commercial Pedestrian (CP) Zoning District to A(AD) Planned Development Zoning District would allow an up to 5-story mixed use development with 46 residential units and up to 20,000 square feet of commercial space on the 0.501 gross acre site. The proposed project as we understand it at the time of preparation of this report includes demolition of the existing building on the site. This building is over 50 years in age. The pertinent applications with the City of San Jose are PDC18-005 and PD18-003.

The DPR523 recording forms that are attached to this cover letter outline the history, record the property characteristics, and evaluate the property's potential for historical significance. Also, attached to this cover letter is an Historic Evaluation Rating Sheet prepared according to San Jose's *Guidelines for Historic Reports (as amended in 2010)*.

A bibliography, which meets the City's requirement for a checklist of sources consulted, is embedded in the DPR523 forms. A full range of digital photographs of the exterior of the building and property is included, as also required in the *Guidelines*. These are to help to visually define the character-defining features of the property.

Below is a summary of this investigation and findings:

The property, consisting of one parcel, is not listed on the San José Historic Resources Inventory, nor has it been evaluated as a part of any local historic resource survey conducted by the City of San José or any other agency that has been filed with the State Office of Historic Preservation, as well as can be determined.

The attached DPR523 forms dated February 15, 2018, which I prepared, documents the historical and architectural aspects of the property. The property was annexed to the City of San José in 1956 and the initial building permit was issued to Mister Donut, Inc. in late 1965. The property was first occupied by a Mister Donut franchise in early 1966, which was in operation for around four years at this site.

I indicate in the DPR523 forms that the property does not appear to qualify for listing on the California Register of Historical Resources, and the building does not appear to be eligible for San José City Landmark designation when considered under the qualitative criteria of the City's Historic Preservation Ordinance.

The evaluation performed per the City of San José rating system resulted in a point score of 41 points, which is above the Inventory threshold of 33 points. The property therefore appears to be eligible for listing on the San José Historic Resources Inventory as a Structure of Merit.

The block on which the property is located has not been identified as a potential historic district or conservation area. The commercial area near the subject property is diverse in both building type, use, and architecture.

An impacts analysis was not conducted, as the property is not historically significant according to the minimum requirements for listing on the California Register of Historical Resources or as a San José City Landmark. Because the building on the property does not appear to qualify for the California Register or as a City Landmark, demolition would not have an adverse effect on historic resources under CEQA.

Under the City's General Plan Envision 2040, Goal LU-14 – Historic Structures of Lesser Significance, it is the policy of the City of San José to “preserve and enhance historic structures of lesser significance (i.e., Structures of Merit, Identified Structures, and particularly Historic Conservation Areas) as appropriate, so that they remain as a representative of San José's past and contribute to a positive identity for the City's future.”

Sincerely,



Franklin Maggi, Architectural Historian*

*Franklin Maggi meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of architectural history in compliance with state and federal environmental laws, as outlined in the criteria under 36 CFR Part 61.

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

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

Page 1 of 9 *Resource Name or #: (Assigned by recorder) Mister Donut

P1. Other Identifier: Sunset Pools

*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 West Date 1980 photorevised T.7S.; R.1W.; Mount Diablo B.M.
c. Address 1495 South Winchester Blvd City San Jose Zip 95128
d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 593043mE/ 4128351mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
Assessor's Parcel Number: 305-02-001
Northwest corner of South Winchester Boulevard and Cadillac Drive.

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

This one-story commercial building was built by a national chain in 1965-1966 and opened briefly as a Mister Donut coffee shop. The brief period as a coffee shop is over-shadowed by its long-term use as a specialty home improvement store. It's use today as a paving stone store follows many years in which it housed a commercial swimming pool business.

Located along South Winchester Boulevard, a major West San Jose thoroughfare, the building is at the end of a long block of low-rise apartment building to the west on Cadillac Drive. The Winchester Boulevard commercial strip contains many other similar commercial uses that were built during the Post-World War II period. To the immediate north is a gasoline service station, and to the south is a drive-up commercial building. Restaurants, office, and retail stores are

(Continued on next page, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP6. 1-3 story commercial building

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

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

View facing northwest,
February 2018

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1966, San Jose permit, 52
years old.

*P7. Owner and Address:

ADL 9 LLC
655 Castro St., Suite 8
Mountain View, CA 94041

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

Franklin Maggi
Archives & Architecture, LLC
PO Box 1332
San Jose, CA 95109-1332

*P9. Date Recorded: Feb. 16, 2018

*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) Mister Donut

*Recorded by Franklin Maggi

*Date 2/16/2018

☒ Continuation ☐ Update

located across the thoroughfare to the east. Most of these buildings were developed within the commercial strip during the late 1950s and 1960s and are reflective of vernacular mid-century modern design that characterized development in the Post-War years.

The design of this 1960s building is a form of Modern architecture known as "Googie." Googie architecture is known for its simple use of Modern materials (including concrete, steel, and plate glass and often stone) formed into striking, expressive shapes, such as large-scale zig-zags, boomerangs, or scallops.

Both the building and its related monument sign are representations of this style. It appears to be a second-generation design for this chain - the earlier buildings were flat-roofed but had a small butterfly roof set above the entries.

The restaurant's rectangular footprint is set back from the northwest corner of South Winchester Boulevard and Cadillac Drive. Its wider front façade faces South Winchester (east), and the driveway approach is on Cadillac Drive. During the period when the coffee shop was active, an additional curb cut and driveway existed to the north of the building off Winchester Boulevard. A large parking area is located to the rear (west) of the building. During the period when the site was used for swimming pool sales, the driveway off South Winchester was closed and the north portion of the site contained a structure or pools (no longer extant). This area now contains an outdoor paving stone display area.

The subject building is covered by a deeply cantilevered, butterfly roof over the whole footprint in the shape of a large "W." The outward and upward lines of the roof are accentuated on the front façade by tapered rake boards, so the roof could be described as a double boomerang shape, with outer eaves that are deeply cantilevered. The tapering is for architectural affect only, as, structurally, the roof appears to be formed of four uniform planes of tongue-and-groove decking that spans between and beyond five parallel structural beams. A pair of these wood beams aligns with the outer walls of the building; these and the center ridge beam are at the tops of the "W." The other beams carry the two valleys. The beams cantilever forward, flush with the roof, and the roof and beams are flush with the rear wall of the building. The v-groove pattern of the boards is continuous from the eave soffits into the interior ceilings.

The enclosure of the restaurant is a composition of concrete block and glass curtain wall construction. Although the front roofline is strongly symmetrical, the front wall design is asymmetrical. Three-quarters of the front façade consists of a full-height expanse of curtain wall, including the front door. The full-height picture windows wrap the northeast corner of the building (enclosing what had been the seating area), and continue onto the majority of the north-side wall, where they terminate in a full-height block wall. A single row of block serves as a base for the glazing. On the south side of the front facade, the block curb steps up into a wall the height of the roof valleys; this wall wraps the southeast corner of the restaurant (enclosing where the kitchen had been located). Between the sloping roof and block wall are high windows. A full-height block wall comprises the rear (west) wall and wraps the two rear corners. The roof beams are supported by slender posts that align with the façade of the curtain wall, so the roof appears to be resting on the rear wall, but floating above a wall of glazing at the front and north façades where customers accessed the building.

The standard concrete masonry units are laid in an aligned grid pattern known as stacked bond. The side walls butt into the front and rear walls. The curtain wall consists of aluminum mullions with cross pieces at hip height; the upper sash all has angled upper edges where they meet the diagonal rooflines. Aluminum mullions flank each wood structural post, creating a distinctive cross section.

The tripartite front entry is protected by a projecting, square, flat-roof canopy with posts at the outer corners. The rear wall includes two utilitarian doors. Mechanical equipment and vents are visible on the roof, and gas and electrical conduit have been added to the walls.

The large, freestanding sign intentionally mimics the "W" form of the building, and is found at many of the second-generation Mister Donut buildings throughout the United States. The internally lit, main top portion of the sign is in a large, flat "W" shape. The sides of the sign are tapered, so the top of the sign has a deeper "W" form, and the base is both more narrow and shallow. It is supported by a single post that flares outward at its top. The

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*Resource Name or # (Assigned by recorder) Mister Donut

*Recorded by Franklin Maggi

*Date 2/16/2018

☒ Continuation

☐ Update

original caricature of Mister Donut's head and cooking hat is missing from above the "W" portion of the sign (see page 6 for a typical historic implementation).

The building setbacks contain well-manicured artificial lawn and shrubbery areas. The display area is protected with a wrought iron-type fence, and the rear parking area separated from Cadillac Drive by a low chain-link fence and gate. The rear (west) property line is lined with a row of shrubs in front of a wood good-neighbor fence. The remainder of the site is paved with asphalt.

The site and building appear to be in excellent condition.

Integrity and character-defining features:

The property retains its integrity as per the National Register's seven aspects of integrity. It maintains its original location on its corner lot at South Winchester Boulevard and Cadillac Drive in West San Jose. It is still surrounded by an open, commercial setting, including wide streets and surrounding automobile-oriented restaurants and small buildings of similar scale and design. The building has integrity with its distinctive Modern "Googie" design, including its distinctive, original roof form and composition of masonry and curtain walls. Other buildings of this era might have more elaborate representations of trim and workmanship; however, this building includes simple original masonry work and appropriate joinery techniques for its era. Its original character-defining materials have been preserved, including concrete masonry units, aluminum mullions, and wood roof structure. The sign is original to the building during its use as a coffee shop but lacks the signature Mister Donut caricature top and the facings now reflect the current property tenant. The building retains its mid-twentieth-century form, scale, and feeling and continues, through its location, setting, design, and form, to illustrate its associations with minor patterns of development in greater San José.



Detail view of building walls, windows and roof, viewed from Cadillac Drive.

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

Primary #
HRI #
Trinomial

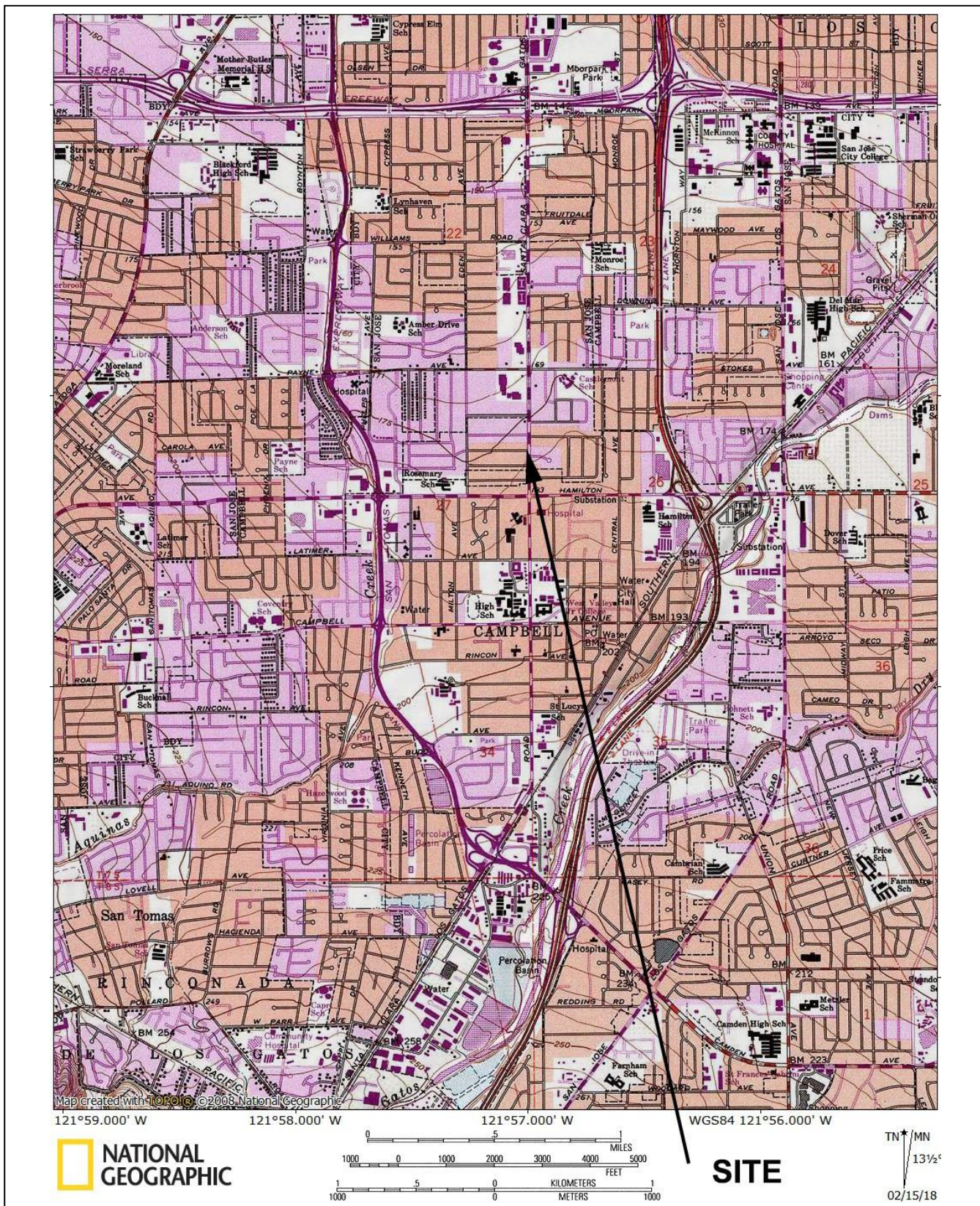
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*Resource Name or # (Assigned by recorder) Mister Donut

*Map Name: USGS San Jose West

*Scale: n.t.s.

*Date of Map: 1980 photorevised



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 6z

*Resource Name or # (Assigned by recorder) Mister Donut

B1. Historic Name: Mister Donut

B2. Common Name: Pacific Interlock Paving Stone

B3. Original use: restaurant

B4. Present Use: Building supply

*B5. Architectural Style: Googie

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

Permit No. 47641 to Mister Donut, August 3, 1965, completed and first occupied in early 1966. Converted to office use in 1972 for Sunset Pools (no. 72156) (A. Zauss, owner). Remodeled in 2013 for John Tonde.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: N/a

Original Location: N/a

*B8. Related Features:

None.

B9a Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Commerce Area West San Jose

Period of Significance 1966 Property Type Commercial

Applicable Criteria None

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

The City of San Jose issued a permit to a Palo Alto-based representative of Mister Donut, Inc. of Boston, Massachusetts in late 1965 to construct a standardized corporate coffee shop building on a vacant lot at 1495 South Winchester Boulevard. This coincided with a similar permit issued by the City for 1187 South Saratoga-Sunnyvale Rd. (now De Anza Boulevard), and a third permit issued by the County of Santa Clara for a site at 905 Meridian Ave. (1400 Fruitdale Ave.) The South Winchester Boulevard site had been annexed to the City of San Jose on January 27, 1956 under Maywood No_3, and was at that time developing with commercial uses to serve the rapid residential subdivision development that been occurring in the neighborhood since the late 1950s.

Mister Donut Stores, Inc. was started in 1956, by Harry Winokur with his son-in-law David Slater, who founded the business by selling and delivering fresh donuts in downtown Boston. His donut business expanded rapidly, and he quickly established a system of franchises with 275 locations across the United States and Canada. Mister Donut's largest competitor at that time was Dunkin' Donuts, founded by Harry Winokur's brother-in-law, William Rosenbery in Quincy, Massachusetts in 1950. Dunkin' Donuts, which would eventually own the Mister Donut franchise system, also started out as a delivery service of lunch and coffee break snacks in

(Continued on next page, DPR523L)

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

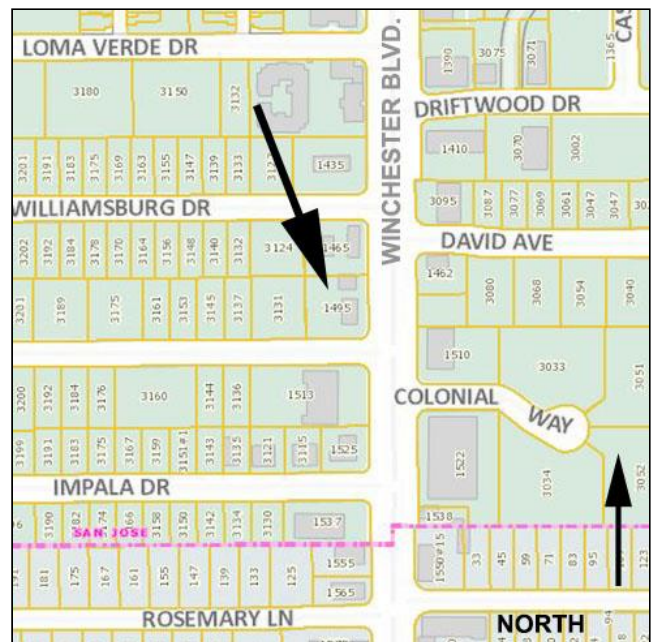
*B12. References:

<http://mister-donut.com/Ourstory.html>, retrieved 2/13/2018
<http://www.roadarch.com/sca/donutsmr.html>, retrieved 2/13/2018
San Jose building permits.
San Jose Modernism Historic Context Statement, 2009.
Santa Clara County Clerk-Recorder, deeds.

B13. Remarks: Proposed demolition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: Feb. 18, 2018



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*Resource Name or # (Assigned by recorder) Mister Donut

*Recorded by Franklin Maggi

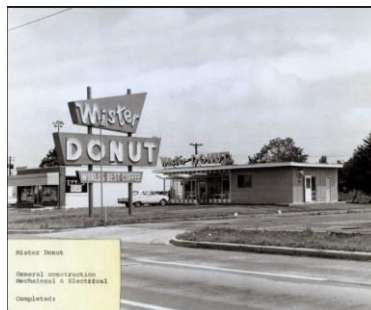
*Date 2/18/2018

☒ Continuation ☐ Update

Boston. Along with Mister Donut, Dunkin' Donuts also grew quickly with the use of franchises; today, there are over 7,000 Dunkin Donuts worldwide.

The three Mister Donut coffee shops in San Jose were in operation only around five years. In 1970, Minneapolis-based International Multifoods, one of the world's largest food companies, acquired Mister Donut from Harry Winokur. Mister Donut was one of many franchises that International Multifoods purchased during this period to create a multifaceted food services company. At this time, the Mister Donut shop at 1495 Winchester Blvd. ceased operation as did the other two in greater San Jose. The building remained vacant until 1972 when permits were obtained to convert the building to offices for Sunset Pools.

The closure was likely due to a restructuring of the company associated with the acquisition by International Multifoods. In the 1980s, Duskin Co. Ltd of Japan obtained the rights to franchise Mister Donut throughout Asia and Japan. It is currently the largest chain of donut shops operating in Japan, with over 1,300 in that country. In 1990, Allied-Lyons, Dunkin' Donuts parent company at that time, acquired the Mister Donut franchise and changed the name of most of the donut shops in the United States to Dunkin' Donuts. Only a handful of these continue to operate in the United States today with the Mr. Donut name.



Above: 1) Mister Donut corporate logo; 2) early Mister Donut with monument sign; 3) early Mister Donut in Indiana with flat roof building; and 4) converted Mister Donut 2nd generation building in Portland, Oregon similar to subject building.

The building at 1495 South Winchester Blvd. was used as a pool sales and supply store for around 40 years. Sunset was replaced by Swan Pools in 1999. In 2011 the property was sold to Alano Club West (Alano Club West SJ CA Inc.) and the onsite pools were removed. Alano applied for a Condition Use Permit (CP11-007) with the City of San Jose, but ultimately replaced its Minnesota Avenue site with a new club at 1555 South Seventh St. They sold the building in 2013 to John and Inge Tonde, who reopened the building with Pacific Interlock Paving Stone. Pacific remains, but the Tonde family sold the property in 2018 to ADL 9 LLC to redevelop.

Of the other two 1960s Mister Donut buildings, the one at 905 Meridian Ave. was converted to an H. Salt Fish and Chips fast food restaurant in the 1970s, which remained in operation until the late 2000s when the property was sold, and the use replaced with a Subway Sandwich shop. The Mister Donut building on De Anza Boulevard remained until demolished after 1998 and replaced with a gasoline service station.

GENERAL CONTEXT FOR FAST FOOD USES INCLUDING DONUT SHOPS

Fast food has become a staple in the modern America and much of the world. Within the context of this modern phenomenon, White Castle Hamburgers is considered to be the first fast food chain in the United States, founded in 1916 in Wichita, Kansas by J. Walter Anderson. Donut shops, as a variant of the fast food restaurant, began its evolution with the invention of the doughnut machine by Adolph Levitt in 1920. During World War I, doughnuts had gained popularity in Europe with American soldiers, and during the interwar years the doughnut became everyman's food. After World War II, the business of fast food chain restaurants rapidly evolved in the United States. Business franchising, which allows an entrepreneur the use of the original owner's recipe or idea in his or her own establishment, became the prevailing format for fast food restaurant development. Fast food franchising powered the rapid expansion of both the fast food and the hotel/motel industries. This trend gained traction in 1948, when brothers Richard and Maurice McDonald started McDonald's in San Bernardino, California with the goal to make the operation as efficient as possible, continuing the trend established by White Castle thirty years before. This included selling

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*Recorded by Franklin Maggii *Date 2/18/2018 ☒ Continuation ☐ Update

fewer items and speeding up the process of food preparation.

In San José, fast food restaurant development began in the 1930s when the first drive-up restaurants and coffee shops were built. This era of the fast food restaurant expanded to outdoor automobile service in the late 1940s and flourished in the 1960s when it finally began to lose popularity, replaced by the contemporary fast food take-out restaurant and coffee shop. The architecture of these buildings catered to the traveler in a car. The architectural character of these buildings included overhanging canopies related to the automobile and three-dimensional elements and rooftop signs to attract drive-by customers.

The building at 1495 South Winchester Blvd. is derivative of automobile-oriented design, and is a specific variant known today as Googie. Buildings associated with the Googie style were first popularized for mass consumption in Southern California in late 1940s. The architecture itself was intended to catch the eye of automobile drivers such as is the case with the Mister Donut building with its upswept roofs and large glass windows that allowed the prospective customer to view the inside of the building as a 'living billboard' of the restaurant. The sign was also constructed to mimic the design of the building.

The evolution of the donut shop within the larger fast food restaurant industry has followed a slightly different trend than the American diner and take-out experience of American restaurants. The industry has diverged into business types; that of the original donut shop, which is still dominated by large national chains like Krispy Kreme and Yum Yum in San Jose, but with a plentitude of independent operators running small shops throughout the area, and the even larger evolution of the coffee house led by Starbucks that provides a variety of drinks and bakery goods as well as other edible foods.

EVALUATION

The building at 1495 South Winchester Blvd. has some historical interest based on its association with emerging patterns of commerce in the 1960s, particularly those associated with automobile-oriented fast-food take-out restaurants. The area along South Winchester Boulevard in West San Jose is a fairly intact representation of new patterns of development during San Jose's *Period of Industrialization and Urbanization (1945-1991)*, although this area was developed with a variety of retail, restaurant, office, and residential uses that lack any physical similarity in building type.

Many of these buildings have just turned 50 years in age, and the Mister Donut restaurant was short lived at this location. The development of this site for Mister Donut and the closure within five years means the building is not a good representative of this evolving period. The physical setting that is characterized by commercial development along South Winchester Boulevard now appears disjointed. When evaluating the Mister Donut building under Criterion (1) of the California Register of Historical Resources, the building and its grouping do not represent significant patterns of development, and as such would not qualify for the register.

The Mister Donut building is not directly associated with any persons known to be historically important. The building does not qualify for the California Register under Criterion (2), as it is not associated with any significance personages.

Post-War development and modern commercial architecture maybe be eligible for the California Register under Criterion (3), if the architecture is distinctive within one of the many variants of the Modern Movement. Although the building is over 50 years in age, it is a second-generation franchise design that was implemented throughout the United States. The architecture of the building is representative of the emerging Googie-style during this period, and although the designer of the franchise building was not identified as a part of this study, it is an architect-designed prototypical design. This particular building is a very good example of mid-century Googie design but is not individually significant with the beginnings of this franchise and today would not be considered distinctive within the context of local mid-century architecture. The building does not appear to qualify for the California Register under architecture under Criterion (3).

When scoring the property with the City of San Jose's tally system, the property meets the threshold for the San Jose Historical Resources Inventory as a Structure of Merit, scoring 41 points. The monument sign is associated with the franchise during the 1960s, but lacks the original Mister Donut head and hat, and is not a distinctive sign as it exists today.

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*Resource Name or # (Assigned by recorder) Mister Donut

*Recorded by Franklin Maggi

*Date 2/18/2018

☒ Continuation

☐ Update



Overview from intersection of Winchester Boulevard and Cadillac Drive, viewed facing north.



Overview from Winchester Boulevard, viewed facing southwest.

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*Resource Name or # (Assigned by recorder) Mister Donut

*Recorded by Franklin Maggi

*Date 2/18/2018

☒ Continuation

☐ Update



Partial view of north elevation, viewed facing southwest.



Rear and south side elevation from Cadillac Drive, viewed facing northeast.

HISTORIC EVALUATION SHEET

Historic Resource Name: 1495 S Winchester Blvd. / Mister Donut

A. VISUAL QUALITY / DESIGN

Justification

- | | |
|------------------------|-------------------------------------|
| 1. EXTERIOR | Very good visual quality and design |
| 2. STYLE | Google |
| 3. DESIGNER | Very good / designer not identified |
| 4. CONSTRUCTION | Of no particular interest |
| 5. SUPPORTIVE ELEMENTS | None |

E	VG	G	FP
	X		
	X		
	X		
			X
			X

B. HISTORY / ASSOCIATION

- | | |
|--------------------------|--|
| 6. PERSON / ORGANIZATION | No connection with persons of importance |
| 7. EVENT | None associated |
| 8. PATTERNS | Patterns of tertiary importance |
| 9. AGE | 1966 |

E	VG	G	FP
			X
			X
		X	
			X

C. ENVIRONMENTAL / CONTEXT

- | | |
|-----------------|--------------------------|
| 10. CONTINUITY | Compatible |
| 11. SETTING | Compatible |
| 12. FAMILIARITY | Familiar to neighborhood |

E	VG	G	FP
		X	
		X	
		X	

D. INTEGRITY

- | | |
|--------------------------|--------------------|
| 13. CONDITION | No apparent wear |
| 14. EXTERIOR ALTERATIONS | Very minor changes |
| 15. STRUCTURAL REMOVALS | None |
| 16. SITE | Not moved |

E	VG	G	FP
X			
X			
X			
X			

E. REVERSIBILITY

- | | |
|--------------|--------------------------------------|
| 17. EXTERIOR | Almost all original appears to exist |
|--------------|--------------------------------------|

E	VG	G	FP
X			

REVIEWED BY: Franklin Maggi

DATE: Feb. 15, 2018

EVALUATION TALLY SHEET

Historic Resource Name: 1495 S Winchester Blvd. / Mister Donut

	E	VG	G	FP	Value	Value	Sub-total	Cumulative sub-total
<u>A. VISUAL QUALITY / DESIGN</u>								
1. EXTERIOR	16	12	6	0	12			
2. STYLE	10	8	4	0	8			
3. DESIGNER	6	4	2	0	4			
4. CONSTRUCTION	10	8	4	0	0			
5. SUPPORTIVE ELEMENTS	8	6	3	0	0		24	
<u>B. 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	0		5	
<u>C. ENVIRONMENTAL / CONTEXT</u>								
10. CONTINUITY	8	6	3	0	3			
11. SETTING	6	4	2	0	2			
12. FAMILIARITY	10	8	4	0	4		9	38
					(SUM OF A+C) =	33		
<u>D. INTEGRITY</u>								
13. CONDITION	.00	.03	.05	.10	0	x	38	0.0
14. EXTERIOR ALTERATIONS	.00	.05	.10	.20	0	x	33	0.0
	.00	.03	.05	.10	0	x	5	0.0
15. STRUCTURAL REMOVALS	.00	.20	.30	.40	0	x	33	0.0
	.00	.10	.20	.40	0	x	5	0.0
16. SITE	.00	.10	.20	.40	0	x	5	0.0
							0.0	
ADJUSTED SUB-TOTAL: (Preliminary total minus Integrity Deductions)								38
<u>E. REVERSIBILITY</u>								
17. EXTERIOR	3	3	2	2	3			41
EVALUATION TOTAL: (Adjusted subtotal)								41.00