

HISTORIC EVALUATION CRITERIA FORM

City of San Jose

A. VISUAL QUALITY/DESIGN

1. EXTERIOR

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

- E Excellent
- VG Very Good
- G Good
- FP Undistinguished

Applies to natural features as well as to man-made features. A "G" rating is appropriate for features which have any clearly identifiable visual or design value. An "E" rating is appropriate for features which, based on exterior visual quality alone, appear eligible for the National Register of Historic Places.

2. STYLE

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

- E Especially fine or extremely early example if many survive; excellent example if few survive.
- VG Good or early example if many survive; very good example if few survive.
- G Good example
- FP Of no particular interest.

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.

- E Designer of primary importance.
- VG Designer of secondary importance.
- G Designer of tertiary importance.
- FP Designer unknown or of no particular importance.

The significance of the designer must itself be established before this criterion is applied. Normally, an especially active designer will be rated at least "G".

OR

b. Significance as an example of vernacular architecture.

- E Especially fine or early example if many survive (within the City); excellent example if few survive (within the City).
- VG Very good or early example if many survive (within the City); good example if few survive (within the City).
- G Good example (within the City).
- FP Of no particular interest.

4. CONSTRUCTION

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

- E Especially fine or very early example if few survive (within the City).
- VG Especially fine or very early example if many survive; good example if few survive (within the City).
- G Good example of any material or method not generally in current use.
- FP Of no particular interest.

Examples of "especially fine" construction methods or structural materials include those which successfully address challenging structural problems, or which are treated as visible design elements that contribute significantly to the resource's overall design quality, or which exhibit fine craftsmanship.

Examples of "especially fine" surface materials include stone (granite, marble) and terra cotta. Surface materials should be treated under this criterion only according to their type and according to the level of craftsmanship which they represent.

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.

- E Many especially fine or unusual supportive elements.
- VG One or several especially fine or unusual supportive elements.
- G Supportive elements, but none are especially fine or unusual.
- FP No supportive elements.

A supportive element considered “especially fine or unusual” is notable enough to warrant separate evaluation. A long-established non-residential tenant or occupant can be rated high if the tenant or occupant has special significance as measured by Criterion 6 (PERSON/ORGANIZATION).

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.

- E Person/organization of primary importance intimately connected with the property.
- VG Person/organization of primary importance loosely connected, or person/organization of secondary importance intimately connected.
- G Person/organization of secondary importance loosely connected, or event of tertiary importance intimately connected.
- FP No connection with person/organization of importance.

The significance of the person, group, organization, or institution must itself be established before this criterion is applied. A person/organization of primary importance at the local level will have played a decisive and far reaching role in the development of San Jose as a community. Such significance may be at the local level. “Intimately connected” will often mean that the resource was intimately associated with an important period in the life or activities of the person, group, organization, or institution.

A person/organization of secondary importance at the local level will have played a major or leading (but not decisive) role in the development of San Jose as a community or a decisive role in the development of a particular neighborhood or of a particular ethnic group or segment of the community. The state and national/international levels are treated similarly.

If the feature has been significantly altered since the time of its association with the person/organization and if such alteration is not treated in Criteria Section “D”, then the person/organization will be considered to be only “loosely connected” with the feature.

7. EVENT

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

- E Event of primary importance intimately connected with the property.
- VG Event of primary importance loosely connected, or event of secondary importance intimately connected.
- G Event of secondary importance loosely connected, or event of tertiary importance intimately connected.
- FP No connections with event of importance.

See comments for Criterion 6 (PERSON/ORGANIZATION).

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.

- E Patterns of primary importance intimately connected with property.
- VG Patterns of primary importance loosely connected, or patterns of secondary importance intimately connected.
- G Patterns of secondary importance loosely connected, or patterns of tertiary importance intimately connected.
- FP No connection with patterns of importance.

A helpful measure of this criterion is to consider how useful the feature would be for the teaching of cultural history.

A feature is normally “intimately connected” with a pattern if the feature exhibits the essence of the pattern. A feature is normally “loosely connected” with a pattern if the feature only exhibits the influence of the pattern. A pattern will normally be considered “intimately connected” (secondary or tertiary importance) with the feature if only a few associated with the pattern survive.

“Intimate” and “loose” connections for significantly altered features are treated the same way as for Criterion 6 (PERSON/ORGANIZATION).

9. AGE

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

- E Established prior to 1860.
- VG Built between 1860 and April 1906.
- G Built between May 1906 and 1945
- FP Built since 1945.

C. ENVIRONMENTAL/CONTEXT

10. CONTINUITY

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

- E Helps establish the character of an area of primary importance or constitutes a district.
- VG Maintains the character of an area of primary importance or helps establish the character of an area of secondary importance or constitutes a feature group.
- G Compatible with the character of an area of primary importance or maintains the character of an area of secondary importance.
- FP Incompatible with an area of primary importance or not located in an area of primary or secondary importance.

“Area of primary or secondary importance” generally means a feature group, streetscape, district, or other area notable enough to warrant a separate evaluation. Areas of primary importance include potential City Landmark Districts or National Register Districts.

If the feature has been removed (i.e., given an “F” or “P” rating under Criterion 15 -STRUCTURAL REMOVALS), and the property has, therefore, become only a “site”, continuity should be evaluated by imagining the feature restored to its site, but in the existing surroundings.

11. SETTING

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

- E Of particular importance establishing the character of the area.
- VG Of importance in establishing or maintaining dominant character of the area.
- G Compatible with dominant character of the area.
- FP Incompatible with dominant character of the area, or unimportant.

12. FAMILIARITY

Prominence or familiarity within the neighborhood, city or region.

- E A structure which may be taken as a symbol for the city or region as a whole.
- VG A conspicuous and familiar feature in the context of the city or region.
- G A conspicuous and familiar structure in the context of the neighborhood.
- FP Not particularly conspicuous or familiar.

A helpful measure of this criterion is to consider whether a typical resident of the neighborhood, city, or region would notice the feature and remember it.

If the feature has been removed, this criterion should be evaluated by considering the feature's role (if any) as a "landmark" prior to its removal.

D. INTEGRITY**13. CONDITION**

Extent to which the feature has experienced deterioration.

- E No apparent surface wear or structural problems.
- VG Exhibits only minor surface wear.
- G Exhibits considerable surface wear or significant structural problems.
- FP Exhibits considerable surface wear and significant structural problems.

"Minor surface wear" generally means that no replacement of design elements due to deterioration is required.

"Considerable surface wear" generally means that some design elements have deteriorated to such an extent that they must be replaced.

"Significant structural problems" will generally be associated with sagging floor lines, out-of plumb walls and fire damage.

14. EXTERIOR ALTERATIONS

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

- E No changes or very minor changes.
- VG Minor alterations which do not change the overall character (e.g., ground floor remodeled, secondary cornice removed, large numbers of windows replaced, etc.).
- G Overall character changed, but recognizable (e.g., removal of major cornice/parapet, alteration of upper floors, or gross alteration of any major element).
- FP Altered beyond recognition.

Sometimes alterations which change the character of the feature have sufficient merit by themselves to warrant separate evaluations. An example might be a well-designed art deco remodeled storefront on a Victorian commercial building.

15. STRUCTURAL REMOVALS

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

- E No important structural removals.
- VG Important portions of feature removed, but with other portions remaining.
- G Majority of building removed or entire feature removed, but with surviving traces (entry steps, trees, fences, etc.)
- FP Entire feature removed with no surviving traces.

The consideration given to “traces” in distinguishing a “G” from a “FP” rating will often “double count” supportive elements evaluated under Criterion 6 (PERSON/ORGANIZATION). This reflects the increased associative importance of these supportive elements when the main feature has been removed.

16. SITE

Relation of feature to its original site and neighborhood

- E Has not been moved.
- VG Has been moved within the boundaries of its original site.
- G Has been relocated to a new site in the same neighborhood as the original site.
- FP Has been relocated to a new site in a different neighborhood.

“Original site” means the site occupied by the feature at the time the feature achieved significance, which in some cases may have been after the feature was constructed or established.

This criterion is less important if the feature is significant primarily for its visual quality or design (Criteria Section “A”) or is the surviving structure most importantly associated with a significant person, organization or event.

E. REVERSIBILITY

17. EXTERIOR

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

- E Highly reversible. Almost all of original appears to exist, though covered.
- VG Reversible. Some original missing or badly damaged, but 2/3 or more appears to exist.
- G Not easily reversible. Only 1/3 to 2/3 of original appears to exist.
- FP Very difficult to reverse. Less than 1/3 of original appears to exist, or impossible to judge reversibility.

Materials easier to replicate - like shingles or rustic siding - rate higher than material difficult or expensive to replicate, such as terra cotta.

Process easy to undo - like shingles over rustic siding - rate higher than permanent processes like sandblasting.

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.

- E Excellent
- VG Very Good
- G Good
- FP Fair or Poor

19. HISTORY/ASSOCIATION OR INTERIOR

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

- E Excellent
- VG Very Good
- G Good
- FP Fair or Poor

20. INTERIOR ALTERATIONS

Degree of alterations to important interior materials and design features.

- E No changes or very minor changes.
- VG Minor alterations which do not change the overall character.
- G Overall character changes, but still recognizable.
- FP Altered beyond recognition.

21. REVERSIBILITY/INTERIOR

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

- E Highly reversible. Almost all of original appears to exist, though covered.
- VG Reversible. Some original missing or badly damaged, but 2/3 or more appears to exist.
- G Not easily reversible. Only 1/3 to 2/3 appears to exist.
- FP Very difficult to reverse. Less than 1/3 of original appears to exist, or impossible to judge reversibility.

21. NATIONAL REGISTER OF HISTORIC PLACES OR CALIFORNIA REGISTER

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

- E Listed or formally determined eligible for listing in either the National or California Register by the State Historic Preservation Officer, Keeper of the National Register, or a unit of the National Park Service.
- VG Appears eligible for listing in either the National or California Register based on a historic survey and evaluation prepared by a historian or architectural historian.
- G May become eligible in the future for listing in either the National or California Register when (1) the property meets the Register's 50 year age requirement, (2) additional historical or architectural research is performed on the property, or (3) the architectural integrity of the property is restored.
- FP Does not appear to be eligible for listing in either the National or California Register.