

**APPENDIX C: OAKLAND CULTURAL HERITAGE SURVEY EVALUATION
SYSTEM**



Oakland Cultural Heritage Survey
Oakland City Planning Department

OAKLAND CULTURAL HERITAGE SURVEY EVALUATION METHODS

September 30, 1993

Within the city of Oakland there are approximately 100,000 residential, commercial, and industrial buildings. At least 50 percent of them were built before the end of World War II. These 50,000 older properties constitute a vast resource important to the character and overall physical quality of the City. Many of these properties have special character or embody special historical, cultural, educational, architectural, aesthetic, or environmental interest or value.

Since 1981, the Oakland Cultural Heritage Survey has been evaluating resources according to a system adapted from the San Francisco Downtown Inventory and Harold Kalman's The Evaluation of Historic Buildings (Parks Canada, 1980). The categories, ratings, and guidelines for interpretation closely parallel those of National Register Bulletin 15, Sections IV and V ("How to Identify the Type of Significance of a Property"; "How to Determine if a Property has Integrity"). Properties are evaluated under 17 headings in four general areas: A. Visual Quality/Design, B. History/Association, C. Continuity, and D./E. Integrity/Reversibility. Visual Quality corresponds to National Register Criterion C, architecture, and History/Association corresponds to Criterion A, patterns of history, and sometimes B, persons.

The Survey identifies districts in two categories: Areas of Primary Importance (API) and Areas of Secondary Importance (ASI). These are historically or visually cohesive areas in which a high proportion of properties contribute to or reflect the area's principal historical or architectural themes. The major differences between APIs and ASIs are that APIs appear eligible for the National Register as districts or historically related complexes while ASIs do not (though they are considered to warrant city preservation efforts), and that seriously altered properties which appear restorable may be counted as contributors in an ASI but not in an API.

EVALUATION CRITERIA

Evaluations of seventeen different aspects of a property are recorded on an Evaluation Sheet together with brief comments justifying each rating (Excellent, Very Good, Good, Fair, Poor). Ratings are assigned in accordance with definitions and guidelines in the City Planning Department's "Evaluation Criteria and Ratings", attached.

- A. Visual Quality/Design. Architectural significance of a property is evaluated in six areas: exterior design (composition, detailing, artistic merit); interior design (public interiors are evaluated); construction (methods of construction, materials, workmanship), style and type (significance as an example of a type or style, considering both quality and rarity), supportive elements (contributing setting such as landscaping and outbuildings; sometimes aspects of feeling and association, such as old signs or long-term uses); and importance of the architect, designer, or builder.

- B. History/Association. Historical importance of a property is evaluated for its age (rated by 3 milestones, the arrival of the transcontinental railroad in 1869, the 1906 earthquake, and the end of World War II in 1945), and for association with individuals, organizations, events, or patterns of neighborhood, citywide, state, or national importance. The importance of the person, organization, event, or pattern is assessed (primary, secondary, tertiary, or none), and then the degree of the property's connection with it ("intimately" or "loosely connected," measured by such things as the length of a person's or organization's occupancy, degree of influence on or from a pattern, number of surviving examples, etc.)
- C. Context. "Familiarity" measures a property's general prominence and recognition, and "Continuity" evaluates its role in a district, if any (contributor, noncontributor, or contributor if restored), in a National Register eligible district (Area of Primary Importance - API) or locally important district (Area of Secondary Importance - ASI).
- D/E. Integrity/Reversibility. Loss of integrity is evaluated under the headings of condition (integrity of materials), exterior and interior alterations (integrity of design, materials, workmanship), structural removals (large scale components), and site (location, setting). The feasibility of reversing the alterations is estimated. The rating for exterior alterations is designed to parallel the guidelines in National Register Bulletin 15, so that properties rated excellent or good ("minor alterations which do not change the overall character") may be individually eligible for the National Register if they otherwise qualify, while those rated fair ("overall character changed") or poor ("altered beyond recognition") normally would not be eligible, though exceptions might occur for extremely rare or extremely important properties.

In districts, in general, properties with excellent or good integrity which are of the period of significance and are otherwise compatible contribute to National Register districts (Areas of Primary Importance); such properties with fair integrity may also contribute to locally important districts (Areas of Secondary Importance). Key terms are "overall character" and "recognizable," paralleling the language of National Register Bulletin 15 ("the property must retain the essential physical features that enable it to convey its past identity or character," "conveys overall a sense of time and place," "enough of its historic appearance to recall that association," etc.). What this means has to be determined individually for each property, in keeping with the property's or district's reasons for significance, age, and subsequent evolution.

RATINGS

An Evaluation Tally Sheet is used to convert the various ratings (Excellent, Very Good, Good, Fair, Poor) assigned on the Evaluation Sheet into numerical values or points, which are added together for a total score, which is converted to a significance rating:

- A. Highest Importance. Applies to the most outstanding properties, considered clearly eligible for individual National Register and City landmark designation. Outstanding examples of an important style, type, or convention, or intimately associated with a person, organization, event, or historical pattern of extreme importance at the local level or major importance at the state or national level. (41 total points and up)

- B. Major Importance. Properties of major historical or architectural value but not sufficiently important to be rated "A." Most are considered individually eligible for the National Register, but some may be marginal candidates. All are considered eligible for City landmark designation. Especially fine examples of an important type, style, or convention, or intimately associated with a person, organization, event, or historical pattern of major importance at the local level or moderate importance at the state or national level. (28 to 40 points)
- C. Secondary Importance. Properties that have sufficient visual/architectural or historical value to warrant recognition but do not appear individually eligible for the National Register. Some may be eligible as City landmarks. Superior or visually important examples of a particular type, style, or convention, and most pre-1906 properties. (18 to 27 points)
- D. Minor Importance. Properties which are not individually distinctive but are typical or representative examples of an important type, style, convention, or historical pattern. The great majority of pre-1946 properties are in this category. (11 to 17 points)
- E. Of No Particular Interest. Properties which are not representative of any important style, type, convention, or historical pattern, and which are visually undistinguished. (0 to 10 points)
- *. Not Rated. Post-1945 and totally and irreversibly remodeled properties.

Altered properties and post-1945 properties which could become A's, B's, etc. if restored or when older receive a dual rating ("*b," etc.) to indicate this.

District status is indicated as part of a property's rating by a number 1 = Area of Primary Importance, 2 = Area of Secondary Importance, 3 = not in an Area of Primary or Secondary Importance). For properties in a district (1 or 2), an additional symbol indicates whether the property is a contributor (+), noncontributor (-), or potential contributor if restored (*).

The resulting ratings are used for local planning purposes such as design review, environmental review, identification of structures eligible for treatment under the State Historical Building Code pursuant to the City's earthquake repair and unreinforced masonry building ordinances, and for determination of potential City landmark and National Register eligibility and potential eligibility if restored. In addition, the evaluation system is expected to be incorporated into the Historic Preservation Element of Oakland's General Plan.

ATTACHMENTS

- (1) Evaluation Criteria and Ratings: Specific guidelines for ratings
- (2) Evaluation Sheet: Worksheet used to show ratings and reviewer comments'
- (3) Evaluation Tally Sheet: Worksheet used to arithmetically summarize ratings
- (4) Rating System: Illustrated examples of ratings

Oakland Cultural Heritage Survey
EVALUATION CRITERIA AND RATINGS
Oakland City Planning Department
May, 1985
Rev. September 1993

GENERAL NOTE: If a feature has experienced known losses of integrity (Criteria Group D), Criteria Groups A, B and C should normally be applied to the feature as it existed before those losses were sustained. Criteria Group D should then be applied to the feature to reflect those losses of integrity. However, if the original appearance of the feature is unknown or if the alterations resulting in the losses of integrity have special significance in themselves, or if it is known that none of the original appearance remains then Criteria Groups A, B, and C should be applied to the feature as it presently exists with no deductions in Criteria Group D for losses of integrity.

CRITERION	RATINGS	COMMENTS AND GUIDELINES
A. Visual Quality/Design		
1. EXTERIOR Quality of form, composition, detailing, and ornament measured 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. INTERIOR Design quality of interior arrangement, finish, craftsmanship and/or detail or association with a person, group, organization or institution using the interior.	E Excellent VG Very good G Good FP Undistinguished	In most uses, this criterion will be applied only to interiors which are accessible to the public. If a feature has more than one interior space, each space should be given a separate evaluation.
3. 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. VG Especially fine or very early example if many survive; good example if few survive. G Good example if many survive of any material or method not generally in current use (such as brick masonry or balloon framing) or of a highly durable method of construction (steel frame, reinforced concrete, etc.) 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 feature's overall design quality, or which exhibit fine craftsmanship. Surface materials should be treated under this criterion only according to their type and according to the level of craftsmanship which they represent. The contribution of surface materials to a feature's design quality should be treated in Criterion 1. (Exterior) Examples of "especially fine" surface materials include stone (granite, marble) and polychrome terra cotta.
4. DESIGNER Designed or built by an architect, engineer, builder, artist, or other designer who has made a 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 interest.	Normally, an especially active designer will be rated at least "G".
5. TYPE Significance as an example of a particular type, style or convention.	E Especially fine or very early example if few survive. VG Especially fine or very early example if many survive; good example if few survive. G Good example of any type, style or convention not generally in current use. FP Of no particular interest.	A "good example" should generally exhibit most of the archetypical characteristics of the type, style or convention the example is intended to represent. Features which are utilitarian in style and function, possess no special design characteristics, and of which many survive are normally rated FP.

CRITERION	RATINGS	COMMENTS AND GUIDELINES
<p>6. SUPPORTIVE ELEMENTS Fences, walls, outbuildings, trees, landscaping and other secondary elements which are accessory to the feature being evaluated and are supportive of or enhance the feature's notable qualities; also, stores, institutions and other tenants located within buildings.</p>	<p>E Many especially fine or unusual supportive elements. VG One or several especially fine or unusual supportive elements. G Supportive elements, but none which are especially fine or unusual. FP No supportive elements.</p>	<p>A supportive element should generally be considered "especially fine or unusual" if the element is notable enough to warrant a separate evaluation.</p> <p>A long-established non-residential tenant or occupant rated at least "G" as a supportive element and can be rated higher if the tenant or occupant has special significance as measured by Criterion 7 (Person/Organization).</p>
B. History/Association		
<p>7. 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.</p>	<p>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 person/organization of tertiary importance intimately connected. FP Person/organization of tertiary importance loosely connected/or no connection with person/organization of importance.</p>	<p>The significance of the person, group, organization or institution must itself be established before this criterion is applied. Such significance may be at either the local, state or national/international levels.</p> <p>"Intimately connected" will often mean that the feature was intimately associated with an important period in the life or activities of the person, group, organization or institution.</p> <p>A person/organization of primary importance at the local level will have played a decisive and far reaching role in the development of Oakland as a community (examples: Mayor Frank Mott, Central Pacific Railroad.) 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 Oakland 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 (examples: E.C. Caswell, James LaRue, Lew King, Realty Syndicate). A person/organization of tertiary importance at the local level will have played a prominent role (but not a real leadership role) in the development of a particular neighborhood or of a particular ethnic group or segment of the community (examples: John Nicholl Charles Beeseman). The state and national/international levels are treated similarly.</p> <p>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 Group D, then the person/organization will be considered to be only "loosely connected" with the feature.</p>
<p>8. EVENT Associated with an event that has made a significant contribution to the community, state or nation.</p>	<p>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 Event of tertiary importance loosely connected or no connections with event of importance.</p>	<p>See comments for Criterion 7 (Person/Organization).</p>
<p>9. 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, or of a particular well-defined era.</p>	<p>E Patterns of primary importance intimately connected with the 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 Patterns of tertiary importance loosely connected or no connection with patterns of importance.</p>	<p>A helpful measure of this criterion is to consider how useful the feature would be for the teaching of cultural history.</p> <p>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" with the feature if only a few examples associated with the pattern survive.</p> <p>"Intimate" and "loose" connections for significantly altered features are treated the same way as for Criterion 7 (Person/Organization).</p> <p>See also other comments for Criterion 7 (Person/Organization).</p>

CRITERION	RATINGS	COMMENTS AND GUIDELINES
<p>10. AGE Comparatively old in relation to development of the city.</p>	<p>E Established prior to 1869. VG Established between 1869 and April 1906. G Established between May 1906 and 1945. FP Established since 1945.</p>	<p>The western terminus of the transcontinental railroad was completed in Oakland in 1869, inaugurating an important period of rapid urban development.</p> <p>The 1906 earthquake helped stimulate another important period of rapid development in Oakland.</p> <p>At the end of World War II, urban development began to shift from central cities like Oakland to the suburbs.</p> <p>If the feature has been significantly altered since the time of its original construction or establishment, use the original date if the nature of the original design is still recognizable (e.g. roof shape or at least some elements of the original facade composition); use the date of the alteration if the nature of the original design is not recognizable.</p>
<p>C. <u>Context</u></p>		
<p>11. CONTINUITY Contributes to the visual, historic or other environmental continuity or character of the street or area.</p>	<p>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 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.</p>	<p>"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 National Register districts and areas which are eligible for inclusion in the City's S-7 Preservation Combining Zone.</p> <p>If the feature has been removed (i.e., given an "F" or "P" rating under Criterion 16), 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. API contributors will be VG, anchors E. ASI contributors will be G, anchors VG.</p>
<p>12. FAMILIARITY Prominence or familiarity within the neighborhood, city or region.</p>	<p>E A feature which may be taken as 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 feature in the context of the neighborhood. FP Not particularly conspicuous or familiar.</p>	<p>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.</p> <p>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.</p>
<p>D. <u>Integrity</u></p>		
<p>13. CONDITION Extent to which the feature has experienced deterioration.</p>	<p>E No apparent surface wear or structural problems. G Exhibits only minor surface wear. F Exhibits considerable surface wear <u>or</u> significant structural problems. P Exhibits considerable surface wear <u>and</u> significant structural problems.</p>	<p>"Minor surface wear" generally means that no replacement of design elements due to deterioration is required.</p> <p>"Considerable surface wear" generally means that some design elements have deteriorated to such an extent that they must be replaced.</p> <p>"Significant structural problems" will generally be associated with sagging floor lines, out-of-plumb walls and fire damage.</p>
<p>14. EXTERIOR ALTERATIONS Degree of alteration to important exterior materials and design features.</p>	<p>E No changes or very minor changes. G Minor alterations which do not change the overall character, e.g., ground floor remodeled, secondary cornice removed, large numbers of windows replaced, etc. F Overall character changed, but recognizable, e.g., removal of major cornice/parapet, alteration of upper floors, or gross alteration of any major element. P Altered beyond recognition.</p>	<p>Sometimes alterations which change the 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.</p>

CRITERION	RATINGS	COMMENTS AND GUIDELINES
<p>15. INTERIOR ALTERATIONS Degree of alteration to important interior materials and design features.</p>	<p>E No changes or very minor changes. G Minor alterations which do not change the overall character. F Overall character changed but still recognizable. P Altered beyond recognition.</p>	<p>This criterion should be applied to each interior space evaluated under Criterion 2 (Interior). See also comment for Item 14 (Exterior Alterations).</p>
<p>16. STRUCTURAL REMOVALS Extent to which wings, stories, roofs and other important large scale structural components have been removed.</p>	<p>E No important structural removals. G Important portions of feature removed but with other portions remaining. F Entire feature removed, but with surviving traces (entry steps, trees, fences, etc.). P Entire feature removed with no surviving traces.</p>	<p>Many structural removals will be due to fire damage. If the entire feature has been removed, the property has become a "site". The consideration given to "traces" in distinguishing an "F" from a "P" rating will often "double count" supportive elements evaluated under Criterion 6. This reflects the increased associative importance of these supportive elements when the main feature has been removed.</p>
<p>17. SITE Relation of feature to its original site and neighborhood.</p>	<p>E Has not been moved. G Has been moved within the boundaries of its original site. F Has been relocated to a new site in the same neighborhood as the original site. P Has been relocated to a new site in a different neighborhood.</p>	<p>"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 Group A) or is the surviving structure most importantly associated with a significant person, organization or event.</p>
E. Reversibility		
<p>18. EXTERIOR ALTERATIONS Extent to which integrity losses (see D 13-17) can be reversed, and ease or difficulty of making such corrections.</p>	<p>E Highly reversible. Almost all of original appears to exist, though covered. G Reversible. Some original missing or badly damaged, but 2/3 or more appears to exist. F Not easily reversible. Only 1/3 to 2/3 or more appears to exist. P Very difficult to reverse. Less than 1/3 of original appears to exist, or impossible to judge reversibility.</p>	<p>Materials easier to replicate—like shingles or rustic siding—rate higher than materials difficult or expensive to replicate, such as terra cotta. Processes easy to undo—like shingles over rustic siding—rate higher than permanent processes like sandblasting.</p>
<p>19. INTERIOR ALTERATIONS Same as 18.</p>	<p>Same as 18.</p>	<p>Same as 18.</p>



Oakland Cultural Heritage Survey
Oakland City Planning Department

EVALUATION SHEET

ES

Common (and Historic) Name(s) _____

Address/Location _____

A. VISUAL QUALITY/DESIGN

- 1. Exterior _____ E VG G FP
- 2. Interior (list best spaces first)
 - Space 1 _____ E VG G FP
 - Space 2 _____ E VG G FP
 - Other Spaces _____ E VG G FP
- 3. Construction _____ E VG G FP
- 4. Designer/Builder _____ E VG G FP
- 5. Type/Style _____ E VG G FP
- 6. Supportive Elements _____ E VG G FP

B. HISTORY/ASSOCIATION

- 7. Person/Organization _____ E VG G FP
- 8. Event _____ E VG G FP
- 9. Patterns _____ E VG G FP
- 10. Age _____ E VG G FP

C. CONTEXT

- 11. Continuity _____ E VG G FP
- 12. Familiarity _____ E VG G FP

D. INTEGRITY

- 13. Condition _____ E G F P
- 14. Exterior Alterations _____ E G F P
- 15. Interior Alterations
 - Space 1 _____ E G F P
 - Space 2 _____ E G F P
 - Other Spaces _____ E G F P
- 16. Structural Removals _____ E G F P
- 17. Site _____ E G F P

E. REVERSIBILITY

- 18. Exterior Alterations _____ E G F P
- 19. Interior Alterations
 - Space 1 _____ E G F P
 - Other Spaces _____ E G F P

Evaluated by _____ Date _____

Reviewed by _____ Date _____ Approved See Comment Sheet

Reviewed by _____ Date _____ Approved See Comment Sheet

Reviewed by _____ Date _____ Approved See Comment Sheet

Reviewed by _____ Date _____ Approved See Comment Sheet

Reviewed by _____ Date _____ Approved See Comment Sheet

STATUS/RATING

Rating: Present status: A B C D E Not rated _____
 Contingency status: a b c d e Not rated Not applicable
 Contingency factor: (1) (2) (3) Site of opportunity _____ Composite rating

National Register (Individual): Listed (1) Determined eligible (2) Appears eligible (3) Potential if restored (4b) Potential when over 50 years old (4d) None of the above (6)

NR (as part of group or district only): Listed (1D) Determined eligible (2D)
 Appears eligible (3D) Potential if restored (4Db) Potential when over 50 (4Dd)
 ASI (5D) None of the above (6) Other _____ Composite eligibility

SHERI: Primary resource (NR # 1, 2, or 3) Contingency Primary (NR #4..) District Contributor (NR #3D)
 Contingency Contributor (NR #4D..) ASI (NR #5D) Noncontributor (NR #6) Ineligible (NR #6)

City Landmark: Listed In S-7 Zone On Study List None of the above

This form has been adapted from the San Francisco Downtown Inventory, prepared for the Foundation for San Francisco's Architectural Heritage by Charles Ball Page and Associates, and Harold Falshaw's *The Evaluation of Historic Buildings*.
Rev. 6/88



Oakland Cultural Heritage Survey
Oakland City Planning Department

EVALUATION
TALLY SHEET

ET

Address					Column I	Column II
16	8	4	0	1. Exterior	Survey Rating	National Register Eligibility
				2. Interior		
8	4	2	0	(a) Space 1		
4	2	1	0	(b) Space 2		
2	1	1	0	(c) Other Spaces		
10	5	3	0	3. Construction		
6	3	2	0	4. Designer/Builder		
10	5	3	0	5. Type/Style		
8	4	2	0	6. Supportive Elements		
				A. VISUAL QUALITY/DESIGN TOTAL (40 Maximum)		
20	10	5	0	7. Person/Organization		
20	10	5	0	8. Event		
12	6	3	0	9. Patterns		
8	4	2	0	10. Age *		
				B. HISTORY/ASSOCIATION TOTAL (40 Maximum)		
8	4	2	0	11. Continuity		
20	10	5	0	12. Familiarity		
				C. CONTEXT TOTAL (20 Maximum)		
PRELIMINARY TOTAL (Sum of A, B, and C: 100 Maximum)						
--	-3%	-5%	-10%	13. Condition (From A, B, and C total)		
--	-20%	-40%	-80%	14. Exterior Alterations *		
--	-10%	-20%	-40%	(a) From A and C total (excl. 2)		
				(b) From B total		
--	-20%	-40%	-80%	15. Interior Alterations *		
--	-20%	-40%	-80%	(a) Space 1		
--	-20%	-40%	-80%	(b) Space 2		
--	-20%	-40%	-80%	(c) Other Spaces		
--	-40%	-60%	-80%	16. Structural Removals *		
--	-25%	-38%	-50%	(a) From A and C total		
--	-25%	-38%	-50%	(b) From B total		
				17. Site * (from B total)		
				D. INTEGRITY DEDUCTIONS		
ADJUSTED TOTAL (Preliminary Total minus Integrity Deductions)						
(3)	(3)	(2)	(2)	18. Reversability of Item 14 (Exterior)		
				19. Reversability of Item 15 (Interior)		
(3)	(3)	(2)	(2)	(a) Space 1		
(3)	(3)	(2)	(2)	(b) Space 2		
(3)	(3)	(2)	(2)	(c) Other Spaces		

RATING (FROM COLUMN I TOTALS):

Present Status (Adjusted Total): A (41+) B (28-40) C (18-27) D (11-17) E (0-10)

Contingency Status (Preliminary Total plus higher ratings for certain items):

A (41+) B (28-40) C (18-27) D (11-17) E (0-10) Not applicable

Contingency Factors: (1) More significant information is learned about the property's history, design, or development (specify evaluation criteria and contingency score for each criterion: _____).

(2) Existing (exterior) (interior) alterations are reversed; feasibility doubtful or unknown (line 18 or 19 rated "F" or "P") (3) Existing (exterior) (interior) alterations are reversed; feasibility appears good (line 18 or 19 rated "E" or "G").

ELIGIBILITY (FROM COLUMN II TOTALS):

National Register (individual): Listed (check Federal Register) Determined Eligible (check Federal Register) Appears eligible (Adjusted Total 28+ except *) Potential if restored (Preliminary total 28+ and line 14 is "F" or "P" except *) Potential when over 50 years old (Preliminary Total 28+ and property is less than 50 years old except *) None of the above

National Register (as part of Group or District only): Listed (check Federal Register) Determined eligible (check Federal Register) Appears eligible (line 11 is "E" or "VG" except *) Appears eligible if restored (line 11 is "E" or "VG" and line 14 is "P" except *) Appears eligible when more than 50 years old (line 11 is "E" or "VG" and property is less than 50 years old except *) None of the above

City Landmark: Listed (per LM list dated ___/___/___) In S-7 Zone On Study List (per SL list dated ___/___/___) None of the above.

*The National Register generally excludes properties that are less than 50 years old (#10), have been severely altered, (#14, 15, & 16), or have been moved (#17) unless a moved property is significant primarily for architectural value or as the most important surviving structure associated with a person or event.

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