

**APPENDIX D: LANDMARKS PRESERVATION ADVISORY BOARD  
GUIDELINES FOR DETERMINATION OF LANDMARK ELIGIBILITY**

(Appendix 3 of Landmarks Preservation Advisory Board's Rules of Procedure)

APPENDIX 3: GUIDELINES FOR DETERMINATION OF  
ELIGIBILITY FOR LANDMARK DESIGNATION

These guidelines are for the purpose of interpreting the landmark eligibility criteria at Section 2002(p) of the Zoning Regulations. The guidelines are expressed as the attached Evaluation Criteria and Ratings for Landmark Eligibility and the accompanying Evaluation Sheet and Evaluation Tally Sheet.

In order to determine whether a property is eligible as a landmark, the property is rated on the Evaluation Sheet for each of the fourteen evaluation criteria shown on the Sheet and defined in the Evaluation Criteria and Ratings.

The Evaluation Sheet ratings are next converted to numerical scores on the Evaluation Tally Sheet and added together for a total score. The total scores are then converted into an overall rating -- A, B, C, or D.

Properties receiving A or B ratings are considered eligible as landmarks.

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LPAB FORM 3.1

City of Oakland -- Landmarks Preservation Advisory Board  
EVALUATION SHEET FOR LANDMARK ELIGIBILITY

Address \_\_\_\_\_

Name \_\_\_\_\_

A. ARCHITECTURE

- 1. Exterior/Design \_\_\_\_\_ E VG G FP
- 2. Interior \_\_\_\_\_ E VG G FP
- 3. Construction \_\_\_\_\_ E VG G FP
- 4. Designer/Builder \_\_\_\_\_ E VG G FP
- 5. Style/Type \_\_\_\_\_ E VG G FP

B. HISTORY

- 6. Person/Organization \_\_\_\_\_ E VG G FP
- 7. Event \_\_\_\_\_ E VG G FP
- 8. Patterns \_\_\_\_\_ E VG G FP
- 9. Age \_\_\_\_\_ E VG G FP
- 10. Site \_\_\_\_\_ E VG G FP

C. CONTEXT

- 11. Continuity \_\_\_\_\_ E VG G FP
- 12. Familiarity \_\_\_\_\_ E VG G FP

D. INTEGRITY

- 13. Condition \_\_\_\_\_ E VG G FP
- 14. Exterior Alterations \_\_\_\_\_ E VG G FP

Evaluated by \_\_\_\_\_ Date \_\_\_\_\_

STATUS	
Rating: _____	
City Landmark Eligibility:	<input type="checkbox"/> Eligible <input type="checkbox"/> Not eligible
National Register Status:	<input type="checkbox"/> Listed <input type="checkbox"/> In process
	<input type="checkbox"/> Determined eligible <input type="checkbox"/> Appears eligible
	<input type="checkbox"/> Appears ineligible
Site of Opportunity	<input type="checkbox"/>

This evaluation sheet was accepted by the Landmarks Preservation Advisory Board at its meeting of \_\_\_\_\_ (Date)

Attest: \_\_\_\_\_ (Secretary)

City of Oakland -- Landmarks Preservation Advisory Board  
EVALUATION TALLY SHEET FOR LANDMARK ELIGIBILITY

Address \_\_\_\_\_

Name \_\_\_\_\_

12	6	3	0	1. Exterior/Design	
6	3	2	0	2. Interior	
6	3	2	0	3. Construction	
4	2	1	0	4. Designer/Builder	
6	3	2	0	5. Style/Type	
				A. ARCHITECTURE TOTAL	(max. 26)
30	15	8	0	6. Person/Organization	
30	15	8	0	7. Event	
18	9	5	0	8. Patterns	
8	4	2	0	9. Age	
4	2	1	0	10. Site	
				B. HISTORY TOTAL	(max. 60)
4	2	1	0	11. Continuity	
14	7	4	0	12. Familiarity	
				C. CONTEXT TOTAL	(max. 14)
PRELIMINARY TOTAL (Sum of A, B and C)					(max. 100)
-0	-3%	-5%	-10%	13. Condition (From A,B and C total)	
-0	-25%	-50%	-75%	14. Exterior Alterations (From A,B and C total excluding 2)	
				D. INTEGRITY	
ADJUSTED TOTAL (Preliminary total minus Integrity):					

STATUS/RATING

Present Rating (Adjusted Total):  A(35+)  B(23-34)  C(11-22)  D(0-10)

Contingency Rating (Preliminary Total):  A(35+)  B(23-34)  C(11-22)  D(0-10)

City Landmark Eligibility:  Eligible (Present Rating is A or B)

Not eligible

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CITY OF OAKLAND—LANDMARKS PRESERVATION ADVISORY BOARD  
EVALUATION CRITERIA AND RATINGS  
FOR LANDMARK ELIGIBILITY

GENERAL NOTE: IF A PROPERTY HAS EXPERIENCED KNOWN LOSSES OF INTEGRITY (CRITERIA GROUP D), CRITERIA GROUPS A, B AND C SHOULD NORMALLY BE APPLIED TO THE PROPERTY AS IT EXISTED BEFORE THOSE LOSSES WERE SUSTAINED. CRITERIA GROUP D SHOULD THEN BE APPLIED TO THE PROPERTY.

CRITERION	RATINGS	COMMENTS AND GUIDELINES
<b>A. ARCHITECTURE</b>		
1. EXTERIOR/DESIGN 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 PROPERTIES WHICH HAVE ANY CLEARLY IDENTIFIABLE VISUAL OR DESIGN VALUE.  AN "E" RATING IS APPROPRIATE FOR PROPERTIES WHICH BASED ON EXTERIOR VISUAL QUALITY ALONE APPEAR ELIGIBLE FOR OAKLAND LANDMARK DESIGNATIONS.
2. INTERIOR DESIGN QUALITY OF INTERIOR ARRANGEMENT, FINISH, CRAFTSMANSHIP AND/OR DETAIL OR ASSOCIATION WITH A PERSON, GROUP, ORGANIZATION OR INSTITUTION USING THE	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.  UNLIKE THE CASE OF EXTERIORS, THIS CRITERION SHOULD BE APPLIED TO INTERIORS AS THEY PRESENTLY EXIST, REGARDLESS OF ALTERATIONS.
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; G GOOD EXAMPLE IF FEW SURVIVE. FP NO PARTICULAR INTEREST, SURVIVE OF ANY MATERIAL OR METHOD NOT GENERALLY IN CURRENT USE (SUCH AS BRICK MASONRY OR BALLOOM FRAMING) OR OF A HIGHLY DURABLE METHOD OF CONSTRUCTION (STEEL FRAME, REINFORCED CONCRETE, ETC.)	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/DESIGN)  EXAMPLES OF "ESPECIALLY FINE" SURFACE MATERIALS INCLUDE STONE (GRANITE, MARBLE) AND POLYCHROME TERRA COTTA.

CRITERION	RATINGS	COMMENTS AND GUIDELINES
<p>4. DESIGNER/BUILDER DESIGNED OR BUILT BY AN ARCHITECT, ENGINEER, BUILDER, ARTIST, OR OTHER DE- SIGNER WHO HAS MADE A SIGNIFICANT CONTRI- BUTION TO THE COMMUNITY, STATE, OR NATION.</p>	<p>E DESIGNER OF PRIMARY IMPORTANCE. V6 DESIGNER OF SECONDARY IMPORTANCE. G DESIGNER OF TERTIARY IMPORTANCE. FP DESIGNER UNKNOWN OR OF NO PAR- TICULAR INTEREST.</p>	<p>NORMALLY, AN ESPECIALLY ACTIVE DESIGNER WILL BE RATED AT LEAST "G".</p>
<p>5. STYLE/TYPE SIGNIFICANCE AS AN EXAMPLE OF A PARTICULAR TYPE, STYLE OR CONVENTION.</p>	<p>E ESPECIALLY FINE OR VERY EARLY EX- AMPLE IF FEW SURVIVE. V6 ESPECIALLY FINE OR VERY EARLY EXAMPLE IF MANY SURVIVE; GOOD EX- AMPLE IF FEW SURVIVE. G GOOD EXAMPLE OF ANY TYPE, STYLE OR RENT USE. FP OF NO PARTICULAR INTEREST.</p>	<p>A "GOOD EXAMPLE" SHOULD GENERALLY EXHIBIT MOST OF THE ARCHETYPICAL CHARACTERISTICS OF THE TYPE, STYLE OR CONVENTION THE EXAMPLE IS INTENDED TO REPRESENT.</p>
<p>B. HISTORY/ASSOCIATION</p>		
<p>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.</p>	<p>E PERSON/ORGANIZATION OF PRIMARY IM- PORTANCE INTIMATELY CONNECTED WITH THE PROPERTY. V6 PERSON/ORGANIZATION OF PRIMARY IM- PORTANCE LOOSELY CONNECTED, OR PERSON/ ORGANIZATION OF SECONDARY IMPORTANCE INTIMATELY CONNECTED. G PERSON/ORGANIZATION OF SECONDARY IMPOR- TANCE LOOSELY CONNECTED, OR PERSON/ ORGANIZATION OF TERTIARY IMPORTANCE INTIMATELY CONNECTED. FP PERSON/ORGANIZATION OF TERTIARY IMPORTANCE LOOSELY CONNECTED OR NO CONNECTION WITH PERSON/ORGANIZA- TION 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/INTERNA- TIONAL LEVELS.  "INTIMATELY CONNECTED" WILL OFTEN MEAN THAT THE FEATURE WAS INTIMATELY ASSOCIATED WITH AN IMPOR- TANT PERIOD IN THE LIFE OR ACTIVITIES OF THE PERSON, GROUP, ORGANIZATION OR INSTITUTION.  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 SEC- ONDARY 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 SEG- MENT OF THE COMMUNITY (EXAMPLES: H.C. CAPWELL, JAMES LARUE, LEW HING, 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 PAR- TICULAR NEIGHBORHOOD OR OF A PARTICULAR ETHNIC GROUP OR SEGMENT OF THE COMMUNITY (EXAMPLES: JOHN NICHOLL CHARLES HESSEMAN). THE STATE AND NATIONAL/INTERNA- TIONAL LEVELS ARE TREATED SIMILARLY.</p>
		<p>IF THE PROPERTY HAS BEEN SIGNIFICANTLY ALTERED SINCE THE TIME OF ITS ASSOCIATION WITH THE PERSON/ORGANI- ZATION AND IF SUCH ALTERATION IS NOT REFLECTED IN CRITERIA GROUP D, THEN THE PERSON/ORGANIZATION WILL BE CONSIDERED TO BE ONLY "LOOSELY CONNECTED" WITH THE PROPERTY.</p>

CRITERION	RATINGS	COMMENTS AND GUIDELINES
<p>7. 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 6 (PERSON/ORGANIZATION).</p>
<p>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, 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 PROPERTY WOULD BE FOR THE TEACHING OF CULTURAL HISTORY.                      A PROPERTY IS NORMALLY "INTIMATELY CONNECTED" WITH A PATTERN IF THE PROPERTY EXHIBITS THE ESSENCE OF THE PATTERN. A PROPERTY IS NORMALLY "LOOSELY CONNECTED" WITH A PATTERN IF THE PROPERTY ONLY EXHIBITS THE INFLUENCE OF THE PATTERN. A PATTERN WILL NORMALLY BE CONSIDERED "INTIMATELY CONNECTED" WITH THE PROPERTY IF ONLY A FEW EXAMPLES ASSOCIATED WITH THE PATTERN SURVIVE.                      "INTIMATE" AND "LOOSE" CONNECTIONS FOR SIGNIFICANTLY ALTERED PROPERTIES ARE TREATED THE SAME WAY AS FOR CRITERION 6 (PERSON/ORGANIZATION).                      SEE ALSO OTHER COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).                      THE WESTERN TERMINUS OF THE TRANSCONTINENTAL RAILROAD WAS COMPLETED IN OAKLAND IN 1869, INAUGURATING AN IMPORTANT PERIOD OF RAPID URBAN DEVELOPMENT.                      THE 1906 EARTHQUAKE HELPED STIMULATE ANOTHER IMPORTANT PERIOD OF RAPID DEVELOPMENT IN OAKLAND.                      AT THE END OF WORLD WAR II, URBAN DEVELOPMENT BEGAN TO SHIFT FROM CENTRAL CITIES LIKE OAKLAND TO THE SUBURBS.                      IF THE PROPERTY 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>9. 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>SEE ALSO OTHER COMMENTS FOR CRITERION 6 (PERSON/ORGANIZATION).                      THE WESTERN TERMINUS OF THE TRANSCONTINENTAL RAILROAD WAS COMPLETED IN OAKLAND IN 1869, INAUGURATING AN IMPORTANT PERIOD OF RAPID URBAN DEVELOPMENT.                      THE 1906 EARTHQUAKE HELPED STIMULATE ANOTHER IMPORTANT PERIOD OF RAPID DEVELOPMENT IN OAKLAND.                      AT THE END OF WORLD WAR II, URBAN DEVELOPMENT BEGAN TO SHIFT FROM CENTRAL CITIES LIKE OAKLAND TO THE SUBURBS.                      IF THE PROPERTY 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>

CRITERION	RATINGS	COMMENTS AND GUIDELINES
<p>10. 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.</p>
<p>C. CONTEXT</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 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.</p>	<p>"AREA OF PRIMARY OR SECONDARY IMPORTANCE" GENERALLY MEANS A DISTRICT, GROUP OF PROPERTIES, OR OTHER AREA NOTABLE ENOUGH TO WARRANT SPECIAL RECOGNITION, SUCH AS INCLUSION IN THE CITY'S S-7 PRESERVATION COMBINING ZONE. AREAS OF PRIMARY IMPORTANCE ARE LIMITED TO POTENTIAL NATIONAL REGISTER DISTRICTS.  IF THE FEATURE HAS BEEN REMOVED (I.E., GIVEN A "P" RATING UNDER CRITERION 14), AND THE PROPERTY HAS THEREFORE BECOME ONLY A "SITE", CONTINUITY SHOULD BE EVALUATED BY IMAGINING THE FEATURE RE-STORED TO ITS SITE, BUT IN THE EXISTING SURROUNDINGS.</p>
<p>12. FAMILIARITY PROMINENCE OR FAMILIARITY WITHIN THE NEIGHBORHOOD, CITY OR REGION.</p>	<p>E A FEATURE 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 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.  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. INTEGRITY</p>	<p>E NO APPARENT SURFACE WEAR OR STRUCTURAL PROBLEMS. G EXHIBITS ONLY MINOR SURFACE WEAR. F EXHIBITS CONSIDERABLE SURFACE WEAR OR SIGNIFICANT STRUCTURAL PROBLEMS. P EXHIBITS CONSIDERABLE SURFACE WEAR AND SIGNIFICANT STRUCTURAL PROBLEMS.</p>	<p>"MINOR SURFACE WEAR" GENERALLY MEANS THAT NO RE-PLACEMENT 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.</p>
<p>13. CONDITION EXTENT TO WHICH THE FEATURE HAS EXPERIENCED DETERIORATION.</p>		



CRITERION	RATINGS	COMMENTS AND GUIDELINES
14. EXTERIOR ALTERATIONS DEGREE OF ALTERATION TO IMPORTANT EXTERIOR MATERIALS AND DESIGN FEATURES.	E NO CHANGES OR VERY MINOR ALTERATIONS WHICH DO NOT CHANGE THE OVERALL CHARACTER. G MINOR CHANGES TO OVERALL CHARACTER. F MAJOR CHANGES TO OVERALL CHARACTER. P FEATURE HAS BEEN REMOVED OR DEMOLISHED.	

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AUGUST 6, 1987