

City of Campbell Historic Preservation Evaluation

This evaluation should be used to assess the historic architectural features of properties as well as the historical significance the property may hold for the City of Campbell.

There are two parts to this evaluation. The first is a questionnaire taken from the National Park Service Preservation Brief 17 to identify the visual aspects of historic buildings as an aid to preserving their character. The second part is a checklist of the criteria used to evaluate the significance of an historic property in the City of Campbell and is taken from the municipal zoning code 21.33.

The Architectural Character Checklist/Questionnaire

This checklist can be taken to the building and used to identify those aspects that give the building and setting its essential visual qualities and character. This checklist consists of a series of questions that are designed to help in identifying those things that contribute to a building's character. The use of this checklist involves the process of looking for: 1) the overall visual aspects, and 2) the visual character at close range. Looking at the interior spaces of buildings, as the NPS suggest as the third aspect, is not addressed in this document.

Because this is a process to identify architectural character, it does not address those intangible qualities that give a property or building or its contents its historic significance, instead this checklist is organized on the assumption that historic significance is embodied in those tangible aspects that include the building's setting, its form and fabric.

This evaluation should be done with guidance from the Historic Design Guidelines for Residential Buildings for the City of Campbell, which explains architectural terminology as it pertains to the five styles most often found in Campbell.

Architectural Questionnaire

1. Shape

What is there about the form or shape of the building that gives the building its identity? Is the shape distinctive in relation to the neighboring buildings? Is it simply a low, squat box, or is it a tall, narrow building with a corner tower? Is the shape highly consistent with its neighbors? Is the shape so complicated because of wings, or ells, or differences in height, that its complexity is important to its character? Conversely, is the shape so simple or plain that adding a feature like a porch would change that character? Does the shape convey its historic function as in smoke stacks or silos?

Notes on the Shape or Form of the Building:

2. Roof and Roof Features

Does the roof shape or its steep (or shallow) slope contribute to the building's character? Does the fact that the roof is highly visible (or not visible at all) contribute to the architectural identity of the building? Are certain roof features important to the profile of the building against the sky or its background, such as cupolas, multiple chimneys, dormers, cresting, or weather vanes? Are the roofing materials or their colors or their patterns (such as patterned slates) more noticeable than the shape or slope of the roof?

Notes on the Roof and Roof Features:

3. Openings

Is there a rhythm or pattern to the arrangement of windows or other openings in the walls; like the rhythm of windows in a factory building, or a three-part window in the front bay of a house; or is there a noticeable relationship between the width of the window openings and the wall space between the window openings? Are there distinctive openings, like a large arched entranceway, or decorative window lintels that accentuate the importance the window openings, or unusually shaped windows, or

patterned window sash, like small panes of glass in the windows or doors, that are important to the character? Is the plainness of the window openings such that adding shutters or gingerbread trim would radically change its character? Is there a hierarchy of facades that make the front windows more important than the side windows? What about those walls where the absence of windows establishes its own character?

Notes on the Openings:

4. Projections

Are there parts of the building that are character defining because they project from the walls of the building like porches, cornices, bay windows, or balconies? Are there turrets, or widely overhanging eaves, projecting pediments or chimneys?

Notes on the Projections:

5. Trim and Secondary Features

Does the trim around the windows or doors contribute to the character of the building? Is there other trim on the walls or around the projections that, because of its decoration or color or patterning contributes to the character of the building? Are there secondary features such as shutters, decorative gables, railings, or exterior wall panels?

Notes on the Trim and Secondary Features:

6. Materials

Do the materials or combination of materials contribute to the overall character of the building as seen from a distance because of their color or patterning, such as broken faced stone, scalloped wall shingling, rounded

rock foundation walls, boards and battens, or textured stucco?

Notes on the Materials:

7. Setting

What are the aspects of the setting that are important to the visual character? For example, is the alignment of buildings along a city street and their relationship to the sidewalk the essential aspect of its setting? Or, conversely, is the essential character dependent upon the tree plantings and out buildings, which surround the farmhouse? Is the front yard important to the setting of the modest house? Is the specific site important to the setting such as being on a hilltop, along a river, or, is the building placed on the site in such a way to enhance its setting? Is there a special relationship to the adjoining streets and other buildings? Is there a view? Is there fencing, planting, terracing, walkways or any other landscape aspects that contribute to the setting?

Notes on the Setting:

STEP TWO

8. Materials at Close Range

Are there one or more materials that have an inherent texture that contributes to the close range character, such as stucco, exposed aggregate concrete, or brick textured with vertical grooves? Or materials with inherent colors such as smooth orange colored brick with dark spots of iron pyrites, or prominently veined stone, or green serpentine stone? Are there combinations of materials, used in juxtaposition, such as several different kinds of stone, combinations of stone and brick, dressed stones for window lintels used in conjunction with rough stones for the wall? Has the choice of materials or the combinations of materials contributed to the character?

Notes on the Materials at Close Range:

9. Craft Details

Is there high quality brickwork with narrow mortar joints? Is there hand tooled or patterned stonework? Do the walls exhibit carefully struck vertical mortar joints and recessed horizontal joints? Is the wall shingle work laid up in patterns or does it retain evidence of the circular saw marks or can the grain of the wood be seen through the semitransparent stain? Are there hand split or hand-dressed clapboards, or machine smooth beveled siding, or wood rusticated to look like stone, or Art Deco zigzag designs executed in stucco?

Almost any evidence of craft details, whether handmade or machine-made, will contribute to the character of a building because it is a manifestation of the materials, of the times in which the work was done, and of the tools and processes that were used. It further reflects the effects of time, of maintenance (and/or neglect) that the building has received over the years. All of these aspects are a part of the surface qualities that are seen only at close range.

Notes on the Craft Details:

Criteria for Historical Significance in Campbell

Check all criteria that apply for significance.

1. Review criteria for historic resource inventory property or landmark.

A. Historical and cultural significance.

_____ i. It exemplifies or reflects special elements of the city's aesthetic, architectural, cultural, economic, engineering, political, or social history;

_____ ii. It is identified with persons or events significant in local, state, or federal history;

_____ iii. It embodies distinctive characteristics of a method, period, style, or type of construction, or is a valuable example of the use of indigenous materials or craftsmanship; or

_____ iv. It is representative of the notable work of an architect, builder, or designer.

B. Architectural, engineering, and historical significance.

_____ i. The construction materials or engineering methods used in the proposed historic resource inventory property or landmark are unusual or significant or uniquely effective; or

_____ ii. The overall effect of the design of the proposed historic resource inventory property or landmark is unique, or its details and materials are unique, or unusual.

C. Neighborhood and geographic setting.

_____ i. It materially benefits the historic character of the neighborhood;

_____ ii. Its location represents an established and familiar visual feature of the neighborhood, community, or city.

2. Additional review criteria for historic district.

A. Neighborhood and geographic setting.

_____ i. It is a geographically definable area, urban or rural, possessing a significant concentration or continuity of objects, sites, or structures unified by past events, or aesthetically by plan of physical development; or

_____ ii. The collective value of the historic district taken together may be greater than the value of each individual structure.