



AGENDA

CAPITOLA PLANNING COMMISSION

Thursday, December 4, 2014 – 7:00 PM

Chairperson Gayle Ortiz
Commissioners Ron Graves
 Mick Routh
 Linda Smith
 TJ Welch

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

2. ORAL COMMUNICATIONS

A. Additions and Deletions to Agenda

B. Public Comments

*Short communications from the public concerning matters not on the Agenda.
All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the Minutes.*

C. Commission Comments

D. Staff Comments

3. APPROVAL OF MINUTES

A. Adopt draft minutes from November 6, 2014 Planning Commission meeting

4. CONSENT CALENDAR

All matters listed under "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Planning Commission votes on the action unless members of the public or the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.

A. 3816 Reposa Avenue #14-165 APN: 034-161-05

Design Permit and Coastal Development Permit for an addition to a single-family home located in the R-1 (Single-Family Residential) Zoning District.
This project is in the Coastal Zone and requires a Coastal Development Permit, which is not appealable to the California Coastal Commission.
Environmental Determination: Categorical Exemption
Property Owner: Sofia and Jason Hammond, filed: 11-7-14
Representative: Sherry Hrabko

5. PUBLIC HEARINGS

Public Hearings are intended to provide an opportunity for public discussion of each item listed as a Public Hearing. The following procedure is as follows: 1) Staff Presentation; 2) Public Discussion; 3) Planning Commission Comments; 4) Close public portion of the Hearing; 5) Planning Commission Discussion; and 6) Decision.

A. 124 Central Avenue #14-116 APN: 036-122-13

Design Permit, Variance, and Conditional Use Permit for an addition to a Historic Single Family home located in the R-1 (Single-Family Residential) Zoning District.

This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Douglas Edwards

Representative: Derek Van Alstine (filed 7/21/2014)

6. DIRECTOR'S REPORT

7. COMMISSION COMMUNICATIONS

8. ADJOURNMENT

Adjourn to the next Planning Commission on Thursday, January 15, 2015 at 7:00 PM, in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

APPEALS: The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Conditional Use Permit, Variance, and Coastal Permit. The decision of the Planning Commission pertaining to an Architectural and Site Review can be appealed to the City Council within the (10) working days following the date of the Commission action. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

All appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a one hundred forty two dollar (\$142.00) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Notice regarding Planning Commission meetings: The Planning Commission meets regularly on the 1st Thursday of each month at 7:00 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: www.cityofcapitola.org. Agendas are also available at the Capitola Branch Library, 2005 Wharf Road, Capitola, on the Monday prior to the Thursday meeting. Need more information? Contact the Community Development Department at (831) 475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the Planning Commission that are distributed to a majority of all the members of the Planning Commission more than 72 hours prior to that meeting shall be available for public inspection at City Hall located at 420 Capitola Avenue, Capitola, during normal business hours.

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the Community Development Department at least 24 hours in advance of the meeting at (831) 475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Televised Meetings: Planning Commission meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be replayed on the following Monday and Friday at 1:00 p.m. on Charter Channel 71 and Comcast Channel 25. Meetings can also be viewed from the City's website: www.cityofcapitola.org.

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**DRAFT MINUTES
CAPITOLA PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 6, 2014
7 P.M. – CAPITOLA CITY COUNCIL CHAMBERS**

Chairperson Ortiz called the Regular Meeting of the Capitola Planning Commission to order at 7 p.m.

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Commissioners: Ron Graves, Mick Routh, Linda Smith, TJ Welch and Chairperson Gayle Ortiz.

2. ORAL COMMUNICATIONS

- A. Additions and Deletions to Agenda
- B. Public Comment
- C. Commission Comment

Commissioner Smith noted Geoffrey Dunn will make a presentation at Nov. 8 on Harry Hooper.

- D. Staff Comments

3. APPROVAL OF MINUTES

- A. **October 2, 2014, Draft Planning Commission Minutes**

A motion to approve the October 2, 2014, meeting minutes was made by Commissioner Smith and seconded by Commissioner Welch.

The motion carried by the following vote: Aye: Commissioners Smith and Welch and Chairperson Ortiz. No: None. Abstain: Commissioners Graves and Routh.

4. CONSENT CALENDAR – No items

5. PUBLIC HEARINGS

- A. **203 Central Avenue #14-040 APN: 036-111-08**

Design Permit, Variance for rear yard setback and parking, Conditional Use Permit, and Coastal Development Permit for a second story addition to a historic resource located in the R-1(Single Family Residential) Zoning District.

This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Douglas Satzger

Representative: Richard Emigh, filed 3/13/14

This item was continued from the September 4, 2014, meeting. Senior Planner Katie Cattan presented the staff report, noting that the project requires a variance for both the rear yard setback

and parking. The Commission must also indicate the type of roofing material approved. She noted a model and streetscape were provided to help address previous Commission comments and concerns.

She reviewed images to explain the need for variances. The historic cottage is 3' 9" from the rear property line, and the plan proposes the second story be flush with the first (plus a 1-foot roof overhang) in order to keep the addition to the back of the cottage. Onsite parking may not count the public right-of-way, therefore no onsite parking meets code and a variance is required. Staff supports findings of special circumstances based on maintaining the location of the historic home onsite.

She also noted the ongoing concern about preserving the Giant Sequoia at 201 Central. Its roots extend to 203, and landscape plans do not indicated how tree would be protected; therefore staff recommends this be addressed in conditions.

Chairperson Ortiz opened the public hearing. Architect Richard Emigh represented the applicant. In response to the neighbor to north's recent letter, he can't put gutters on the roof bells, but will put on an appropriate upper area. He walked the Commission through the streetscape and model, noting the variance keeps the addition to the back of the property and prevents a greater massing impact.

Chairperson Ortiz clarified options for gutters as requested by the neighboring property owner will significantly reduce current runoff.

Property owner Doug Satzger offered a presentation regarding the tree and explained he has not yet received the roofing material samples. Staff had not received a report from the applicant's arborist. He expressed concern about continuing growth of the tree and noted the roots have been previously trimmed. He offered to take the tree down and replace it. He also advocated for a seamed metal roof, which is energy efficient and longer lasting. The aluminum surface would have a gray finish.

Chairperson Ortiz asked about the possibility of shaving the roots again and supported preserving the tree for the current owner's lifetime.

Commissioner Routh noted that the Commission cannot require an adjacent private property owner to take down a healthy tree.

Mr. Satzger noted continued root intrusion could exacerbate parking difficulties in the future.

Commissioner Smith said she is open to a phased development of the driveway area if parking requirements were waived and other commissioners agreed. They confirmed the proposed large concrete slabs are not pavers, but are poured in place.

Neighbor Lon Price, 205 Central, thanked staff for clarifying that right-of-way cannot count toward parking and expressed concerns with the project's rear roof overhang. He understands why the wall would be allowed, but opposes the overhang. He appreciates the efforts to install gutters. He noted that changes to the neighborhood that respect the past have been successful and believes this is a well-designed project.

Adam Samuels spoke with neighbor Ike Amato of 201 Central, who is quite upset about the possible loss of his tree. Mr. Samuels asked that it be spared, noting the tree is hard to miss and its impact should have been obvious when the home was purchased.

Anne Ryan- Atkinson also spoke in support of preserving the tree.

Kathy Barnes, 208 Central, said the proposed addition is too much building for the size of the property and will increase parking problems. She questioned the calculation of square footage and opposes variances.

Neighbor Rex Walker questioned the absence of the full plans, such as streetscape and landscape, in the online packet. Staff noted a digital version was not available and commissioners confirmed that plans were available for review at City Hall. He opposed the cement introduced into the right-of-way and believes a parking exemption is not appropriate.

Mr. Price supported phased parking landscaping as suggested by the Commission.

The public hearing was closed. Commissioner Smith confirmed the square footage calculations have been verified. She explained that as the president of Board of Trustees for the Historical Museum she is very concerned about historic preservation. City ordinance specifically directs the Commission to weigh benefits versus detriments. Depot Hill has examples of successful second-story additions and this is in the same vein. She believes it benefits the community to extend time of the tree.

Commissioner Routh concurred, adding this an unique lot and house and most homes on Depot Hill use the right-of-way for parking and driveway. He is inclined to support the metal roof.

Commissioner Welch would also support a parking variance for the tree. He acknowledged the challenges of planning toward a potential historic district and noted a bell curve may be challenging for a metal roof, although as a replaceable element he is less concerned about its impact on historic standing.

Commissioner Graves shares the concerns about a trend toward building too much on small lots. He cannot support a variance for parking. The driveway as proposed will be impacted by roots and he recommended smaller pavers.

Commissioner Smith likes the metal roof in principle, but cannot support it since it violates Secretary of Interior Standards.

Commissioner Ortiz likes the design and does not feel the addition is overly large. She appreciates concern about changes to the neighborhood and efforts to maintain historic integrity. She wishes to leave the door open for an historic district and a metal roof could endanger the historic designation in the future. She favors a temporary solution for the driveway and notes that even without the trees the width of the driveway requires stepping onto adjacent property. She asked that an approval include conditions for gutters, tree protections and phased parking development.

The Commission discussed methods to safeguard the tree for the near future. Members also noted that while the onsite parking options are substandard, the space should be preserved for that use.

Commissioner Welch moved to approve the project as recommended with additional conditions as discussed and allowing the metal roof. Commission Routh seconded. Motion failed 2-3 (Welch, Routh/Graves, Smith, Ortiz).

A motion to approve project application #14-040 for a Design Permit, Variance and Coastal Development Permit with the following conditions and findings was made by Commissioner Routh and seconded by Commissioner Welch:

CONDITIONS

1. The project approval consists of an addition to an existing historic resource located at 203 Central Avenue. The project approval consists of construction of a 236 square-foot addition to

a single family home. The maximum Floor Area Ratio for the 1250 square-foot property is 58% (725 square feet). The total FAR of the project is 57% with a total of 707 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on November 6, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Roots of the Giant Sequoia Redwood tree extend onto the driveway of 203 Central Avenue. Prior to issuance of a grading or building permit, a fence must be installed to protect the roots of the tree. The fence shall not be moved or removed during construction, protecting the tree from heavy equipment and construction staging. The fence shall not be removed until final inspection by the Community Development Director or designee.
3. The Planning Commission approved a variance for setbacks and parking. The onsite parking proposed within the application does not meet the minimum dimensions as required by the zoning code. The existing driveway area, although substandard, shall continue to exist for onsite parking in its existing dimension and location.
4. The Planning Commission did not approve the installation of the new driveway as proposed in the plans due to the impact the installation would have on the roots of the neighboring Sequoia Redwood tree located at 201 Central Avenue. If the applicant were to remove the existing brick, the new material and installation method shall not impact the root system of the tree at 201 Central Avenue. Any modification to the existing driveway requires an updated landscape plan, reviewed by the City arborist, and approval by the Community Development Director. The owner shall hire a qualified arborist to determine the most effective construction methods for the new driveway that will protect the health and longevity of the tree located in the north east corner of 201 Central Avenue property. The arborist must be onsite during the demolition of the existing brick surface and during the installation of the new driveway.
5. Gutters shall be installed within the second story addition along the north side property line between 203 Central and 205 Central.
6. The roofing material shall be shingle. Standing seam metal roof was denied by the Planning Commission due to inconsistency with the Secretary of Interior Standards.
7. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
8. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
9. At time of submittal for a building permit review, the applicant shall apply for revocable encroachment permit for all improvements allowed by the Planning Commission within the unutilized street right-of-way.
10. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).

11. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval and potentially a review by the Historic Architect for continued conformance with the Secretary of Interior standards.
12. Prior to making any changes to the historic structure, the applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.
13. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended. One 15-gallon tree must be planted in the front yard that will contribute toward a 15% tree canopy on the site.
14. Prior to issuance of building permit, all Planning fees associated with permit #14-040 shall be paid in full.
15. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
16. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
17. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
18. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
19. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
20. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
21. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.

§9.12.010B

22. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.
23. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
24. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
25. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
26. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.
27. At time of building plan submittal, the plans shall include a language on the cover sheet referring to the intent of the Secretary of Interior Standard and specifically reference Standard #6. The plans shall identify specific repairs prior to submittal of the building permit drawings.
28. At time of building plan submittal, the California State Historical Building Code shall be referenced in the architectural notes on the front page, in the event that this preservation code can provide support to the project design.
29. At the time of building plan submittal, all proposed preservation treatments (e.g., epoxy wood consolidant and paint preparation techniques), shall be identified on the plans.

FINDINGS

A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms to the development standards of the R-1 (Single Family Residence) Zoning District with a variance to onsite parking and setbacks. The existing onsite parking is substandard yet accommodates two automobiles onsite. The driveway location and dimensions will remain as it exists today. Conditions have been added to protect the tree roots of the tree located at 201 Central Avenue throughout construction. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

B. The application will maintain the character and integrity of the neighborhood.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the historic resource. The new addition is

appropriately located to not overwhelm the historic structure or impact the surrounding neighbors. The project's overall design will maintain the character and integrity of the neighborhood.

C. This project is categorically exempt under Section 15331 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located in the R-1 (single family) zoning district. As conditioned, the project conforms to the Secretary of the Interior's Standards for Rehabilitation. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

D. Findings Required. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090 (D) are as follows:

(D) (2) Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D) (2) (a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative build-out. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located at 203 Central Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach

access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located along Central Avenue. No portion of the project is located along the shoreline or beach.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

- There is not history of public use on the subject lot.

(D) (2) (d) Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;

- The proposed project is located on private property on Central Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

(D) (2) (e) Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.

- The proposed project is located on private property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

(D) (3) (a – c) Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F) (2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:

a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;

c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

- The project is not requesting a Public Access Exception, therefore these findings do not apply

(D) (4) (a – f) Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:

a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;

- The project is located in a residential area without sensitive habitat areas.

b. Topographic constraints of the development site;

- The project is located on a flat lot.

c. Recreational needs of the public;

- The project does not impact recreational needs of the public.

d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;

f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

(D) (5) Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

- No legal documents to ensure public access rights are required for the proposed project

(D) (6) Project complies with visitor-serving and recreational use policies;

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves a single family home on a residential lot of record.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves a single family home on a residential lot of record.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves a single family home on a residential lot of record.

(D) (7) Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project involves the construction of a single family home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation and/or traffic improvements.

(D) (8) Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project complies with the design guidelines and standards established by the Municipal Code.

(D) (9) Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.

(D) (10) Demonstrated availability and adequacy of water and sewer services;

- The project is located on a legal lot of record with available water and sewer services.

(D) (11) Provisions of minimum water flow rates and fire response times;

- The project is located within close proximity of the Capitola fire department. Water is available at the location.

(D) (12) Project complies with water and energy conservation standards;

- The project is for a single family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Soquel Creek Water District.

(D) (13) Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior to building permit issuance.

(D) (14) Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project does not involve a condo conversion or mobile homes.

(D) (15) Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies.

(D) (16) Project complies with Monarch butterfly habitat protection policies;

- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

(D) (17) Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

(D) (18) Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

(D) (19) All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

(D) (20) Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

(D) (21) The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- This use is an allowed use consistent with the Single Family zoning district.

(D) (22) Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures;

- The project conforms to the requirements of all city ordinances, zoning requirements and project development review and development procedures.

(D) (23) Project complies with the Capitola parking permit program as follows:

- The project site is located within the area of the Capitola parking permit program.

The motion carried by the following vote: Aye: Commissioners Routh, Smith, Welch and Chairperson Gayle Ortiz. No: Commissioner Graves. Abstain: None.

B. 124 Central Avenue #14-116 APN: 036-122-13

Design Permit and Conditional Use Permit for an addition to a Historic Single Family home located in the R-1 (Single-Family Residential) Zoning District.

This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Douglas Edwards

Representative: Derek Van Alstine (filed 7/21/2014)

This item was continued from the October 2, 2014, meeting. Planner Cattan presented the staff report, focusing on areas of concern for the Secretary of Interior Standards for renovating an historic structure. Commission direction was requested for massing of the addition relative to the cottage and the location of the front door. She also noted that the application cost exceeds the 80 percent valuation a non-confirming structure is allowed and will require a variance if the Commission would support it. She also noted that local historian Carolyn Swift has contested the accuracy of elements in the historic DPR, particularly relating to Frank Reanier.

Chairperson Ortiz opened the public hearing.

Designer Derek Van Alstine spoke for the applicant. Mr. Van Alstine noted the structure is in severe disrepair and where replacement is required, materials will be recreated to historic standards. A hyphen between old and new is difficult to achieve because there is no original back wall, but in response to the architectural historian's concerns he moved the addition back. Michael Tinsley, architect, presented video modeling to illustrate the massing impact from the street view both with and without landscaping foliage.

Mr. Van Alstine emphasized that “not recommended” does not mean it does not meet Secretary of Interior standards.

Doug Edwards, homeowner, noted that the home is intended for his family’s use. He and his wife want to preserve the historic elements of the home. He loves the original front door and wants it featured facing the street.

Commissioner Smith confirmed the ceiling heights for both stories on the addition. She was told the second floor is lower than first to maintain same height as the original first floor.

Neighbor Rex Walker noted that Frank Reanier is associated with this home. Mr. Walker wants the home preserved and feels the DPR is lacking.

The public hearing was closed.

Commissioner Welch said these historic projects take significant consideration. He agrees there may be mistakes in the DPR, but it supports historic status. He is pleased the owner supports historic standing. He feels the project is headed in the right direction and should focus on meeting the Secretary of the Interior standards.

Commissioner Routh asked if an EIR is required. Director Grunow explained that as long as the Commission finds the project meets the Secretary of Interior standards, the type of historic listing has no bearing on the CEQA exemption and planning process. He also explained the Commission can decide if it wants the project scaled back to meet the 80 percent limit or direct the applicant to request a variance. Commissioner Routh feels project could be supported.

Commissioner Graves said the property can accommodate the project’s size and he is not worried about preserving the barn doors. He can support the application.

Commissioner Smith noted that Frank Reanier is extremely important to local history, so the home is important for two reasons. She feels the DPR is poorly written including historical inaccuracies, which undermines credibility. She would like all comments, not just the formal DPR, included in the files. She is concerned about moving the front door based on the architectural historian’s review and feels the addition overwhelms the cottage. She would prefer less mass on the second story.

Chairperson Ortiz thinks it will be beautiful project and appreciates the applicant’s care. She noted the DPR is available as an historical resource through the museum, not just filed with the planning application. She said Ms. Swift’s level of concern about the DPR is unusual in her many years of work for the city and an accurate DPR is vital to city, although it is a separate issue from planning. Chairperson Ortiz feels the project needs less massing in the addition.

Commissioners discussed the massing, and asked staff to confirm how important consultant’s recommendations are and whether they must all be incorporated to meet Secretary of Interior standards.

Mr. Van Alstine noted that two-dimensional images tend to overstate the mass of setbacks. He also explained that all materials and patterns on the addition will be different from those on the original cottage.

A motion to support application #14-116 in concept as submitted pending application and notice for a variance to the limits for non-conforming development was made by Commissioner Welch and seconded by Commissioner Routh.

The motion carried by the following vote: Aye: Commissioners Graves, Routh and Welch No: Commissioner Smith and Chairperson Ortiz. Abstain: None.

C. Capitola Municipal Code Chapter 17 Zoning Ordinance Update

Planner Cattan presented the staff report. Public outreach by community survey and stakeholder meetings is complete. The first revisions will focus on non-controversial areas including the format update, and then move into issues and options that garner stronger opinions and debate such as historic properties, parking, and mixed use. These will be presented in the first half of 2015, with additional public meetings as required. CEQA work should be complete next fall and staff is hoping the code will be ready for adoption in November 2015, the 40th anniversary of the original code. Staff is working closely with the Coastal Commission on the Local Coastal Program to minimize lag time between code adoption and LCP approval.

Trends identified during public outreach include preserving community character in residential neighborhoods and support for more character and aesthetics on 41st Avenue. There was significant support for allowing drive-throughs on 41st Avenue.

Commissioner Graves asked that future outreach and work assure that the concerns of permanent residents not be lost to business interests.

Director Grunow found the results echoes the themes of the recently updated General Plan with emphasis on preserving neighborhoods and support for commercial uses in appropriate areas.

Commissioner Welch asked how the City can move forward action on a historic district in Depot Hill. Director Grunow said it will need adequate budget resources for staff and consultants and noted that it is identified as an action item in the General Plan.

Chairperson Ortiz suggested incorporating perks for historic preservation or other desired elements in the code.

6. DIRECTOR'S REPORT - None

7. COMMISSION COMMUNICATIONS

Commissioner Smith asked to coordinate with staff on a "partially paperless" packet since she's having trouble viewing some items electronically.

Commissioner Routh asked that that the meeting be closed in honor of Jim Reding and his many contributions and accomplishments.

Chairperson Ortiz requested setting a minimum standard for presenting streetscapes. She also asked that the City consider using a consistent architectural historian.

8. ADJOURNMENT

Commissioner Ortiz adjourned the meeting in honor of Jim Reding at 10:01 p.m. to the regular meeting of the Planning Commission to be held on Thursday, December 4, 2014, at 7 p.m. in the City Hall Council Chambers, 420 Capitola Avenue, Capitola, California.

Approved by the Planning Commission on December 4, 2014.

Linda Fridy, Minute Clerk

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: DECEMBER 4th, 2014

SUBJECT: **3816 Reposa Ave** **#14-165** **APN: 034-161-05**
Design Permit and Coastal Development Permit for an addition to a single-family home located in the R-1 (Single-Family Residential) Zoning District.
This project is in the Coastal Zone and requires a Coastal Development Permit, which is not appealable to the California Coastal Commission.
Environmental Determination: Categorical Exemption
Property Owner: Sofia and Jason Hammond, filed: 11-7-14
Representative: Sherry Hrabko

APPLICANT PROPOSAL

The applicant has submitted a Design Permit and a Coastal Development Permit application for the property at 3816 Reposa Avenue. The project is located in the R-1 (Single Family) zoning district. Currently, the property contains a single-family home with an attached two-car garage. The applicant would like to add a master bedroom and family room off the back of the home. The addition will not be visible from the street.

BACKGROUND

On November 12th, 2014, the Architectural and Site Review Committee reviewed the application.

- City Public Works Employee, Danielle Uharriet, requested the planner to include conditions to require a Storm Water and Erosion Control Plan.
- City Landscape Architect Representative, Craig Waltz, had no comment.
- City Building Official, Mark Wheeler, informed the applicant that fire sprinklers are required to be installed because the addition is greater than 50% of the existing building size.
- City Planner, Ryan Safty, explained that the existing garage is only setback 4 feet from the east property line, and 6 feet are required. Therefore, the garage is non-conforming and the proposal needs to meet the 80% rule. (§17.72.070)
- City Architect Representative, Derek Van Alstine, had no comment.

Following the Architectural and Site Review meeting, the applicant amended the plans to decrease the addition to less than 50% due to the additional cost associated with the fire sprinkler system.

Site and Structural Data

The project conforms with all R-1 (Single Family) Zoning District standards, except for an existing side yard setbacks, as follows:

R-1 (Single Family Residential) Zoning District

Coastal		
Is project within Coastal Zone?		YES
Is project within Coastal Appeal Zone?		NO
If exempt, list applicable exemption.		n/a
Use		
Existing Use		Single-family home
Proposed Use		Single-family home
Principal Permitted or CUP?		Principal Permitted
Historic		
		NO
Development Standards		
Building Height	R-1 Regulation	Proposed
	25'-0"	14'-9"
Floor Area Ratio (FAR)		
Lot Size		5,348 sq. ft.
Maximum Floor Area Ratio		49 % (Max of 2,621 sq. ft.)
Existing First Story Floor Area		1,350 sq. ft.
Proposed First Story Floor Area		674 sq. ft.
TOTAL FAR		2,024 sq. ft.
Yards (setbacks are measured from the edge of the public right-of-way)		
	R-1 Regulation	Proposed
Front Yard 1st Story	15 feet	19'-10" from right-of-way
Front Yard Garage	20 feet	24' from right-of-way
Side Yard (west property line)	10% lot width Lot width 5'-9" min.	6'-4" from property line
Side Yard (east property line)	10% of width Lot width 5"-9" min	4'-2" from property line**
Rear Yard 1st Story	20% of lot depth Lot depth 18'-6" min.	20' from property line
Parking		
	Required	Proposed
Residential (from 2,001 sq. ft. up to 2,600 sq. ft.)	3 spaces total 1 covered 2 uncovered	4 spaces total 2 covered 2 uncovered
Garage and Accessory Bldg.	Complies with Standards?	List non-compliance
	NO	East setback is non-conforming (§17.72.070)
Underground Utilities: required with 25% increase in area		YES (see condition #2)

** Denotes a non-conformity

DISCUSSION

The applicant is proposing a 674 square foot addition to the rear of an existing single-story home. The addition will not be visible from the public right-of-way. A design permit is required for additions greater than 400 square feet (§17.15.030). The addition will include a bedroom, a master bedroom with master bath, and a family room. The proposal also calls to remodel and expand the existing kitchen and proposes a 185 square foot concrete patio in the rear yard (Attachment A).

Non-Conforming

The project conforms to all R-1 (Single Family) zoning district standards, except for the existing garage. Each side yard is required a minimum 5'-9" setback. The existing garage is only set back 4'-2", making it a non-conformity. According to Muni Code section 17.72.070, the non-conformity can remain only if the proposal and remodel costs do not "exceed eighty percent of the present fair market value of the structure." The Building Department calculated that the proposal and remodeled area will be under the 80% valuation, and thus the non-conformity can remain (Attachment C).

Underground Utilities

Since the 674 square foot addition is greater than 25% of the existing structure (49%), the applicant is required to underground their utilities:

New residential construction or any residential remodels that result in an increase of twenty-five percent or greater of the existing square footage shall be required to place existing overhead utility lines underground to the nearest utility pole. (17.81.180)

Condition #2 has been added to ensure this requirement is enforced.

The final home will be painted a tan color, with a cream color used for the trims. The front door will be painted burgundy, and the roofing will use charcoal black shingles. The existing landscaping will be maintained. There is no additional landscaping proposed.

CEQA REVIEW

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50% of the existing structure or more than 2,500 square feet, whichever is less. This project involves a 674 square foot addition to an existing home located in the single family residential (R-1) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #14-165 based on the following Conditions and Findings for Approval.

CONDITIONS

1. The project approval consists of construction of a 674 square-foot addition to an existing single family home. The maximum Floor Area Ratio for the 5,348 square foot property is 49% (2,621 square feet). The total FAR of the home with new addition is 38% with a total of 2,024 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 4th, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.

Item #: 4.A. 3816 Reposa Avenue Staff Report.pdf

3. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
4. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
5. At time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
6. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes shall require Planning Commission approval.
7. Prior to issuance of building permit, all Planning fees associated with permit #14-165 shall be paid in full.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
9. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
10. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
11. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
12. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
13. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.
§9.12.010B
14. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.

15. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
16. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
17. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
18. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

FINDINGS

A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the single family home. The project conforms to the development standards of the R-1 (Single Family Residence) zoning district. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance, General Plan and Local Coastal Plan.

B. The application will maintain the character and integrity of the neighborhood.

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the single family home. The project conforms to the development standards of the R-1 (Single Family Residence) zoning district. Conditions of approval have been included to ensure that the project maintains the character and integrity of the neighborhood. The proposed addition to the single-family residence compliments the existing single-family homes in the neighborhood in use, mass and scale, materials, height, and architecture.

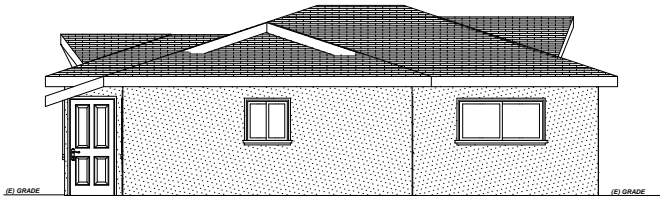
C. This project is categorically exempt under Section 15301(e) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

This project involves an addition to an existing single-family residence in the R-1 (single family residence) Zoning District. Section 15301 of the CEQA Guidelines exempts minor additions to existing single-family residences in a residential zone.

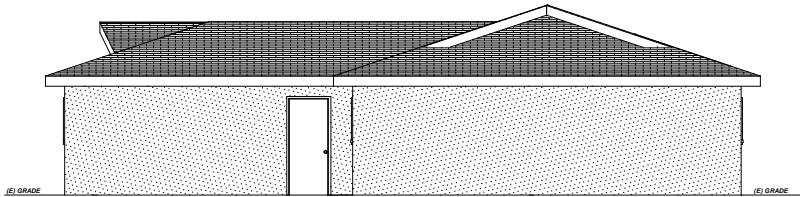
ATTACHMENTS

- A. Project Plans
- B. Coastal Findings
- C. Non-conformity Calculation

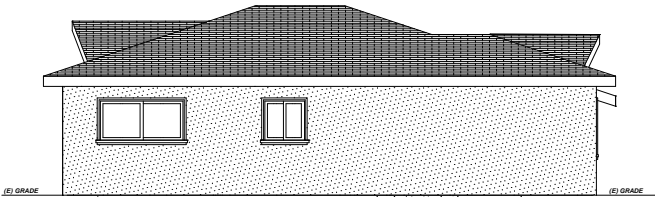
**Report Prepared By: Ryan Safty
Assistant Planner**



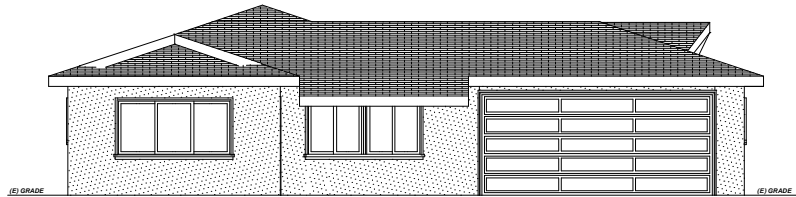
EXIST'G EAST ELEVATION
1/4" = 1'-0"



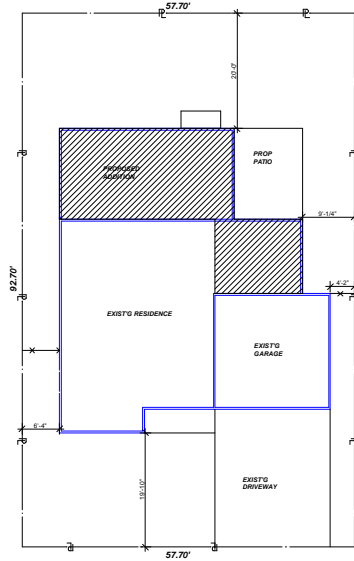
EXIST'G NORTH ELEVATION
1/8" = 1'-0"



EXIST'G WEST ELEVATION
1/4" = 1'-0"



EXIST'G SOUTH ELEVATION
1/4" = 1'-0"



SITE PLAN
1" = 10'-0"

THIS PROJECT IS THE ADDITION OF A BEDROOM, MASTER BEDROOM, MASTER BATH, FAMILY ROOM AND THE RELOCATION AND REMODEL OF THE KITCHEN
TYPE VB NON-SPRINKLED

R-3, TYPE VB

THE FOLLOWING CODES ARE IN EFFECT FOR THIS PROJECT:
2013 C.R.C., 2013 C.C.B.C., 2013 C.P.C., 2013 C.M.C. 2013 C.E.C., AND 2013 CALIFORNIA ENERGY CODE.

PROJECT DATA:

A.P.N. 034-161-05

ZONING R-1

LOT SIZE

5348

FAR

31%

NO GRADING

ALL RUNOFF FROM PROP ROOF AREA TO BE COLLECTED W/ G.I. GUTTERS & DOWNSPOUTS AND DIRECTED TO SPLASH BLOCKS THEN TO EXIST'G LANDSCAPING

EXIST'G CONDITIONED SPACE 949 SQ FT

PROPOSED CONDITIONED SPACE 674 SQ FT

TOTAL CONDITIONED SPACE 1623 SQ FT

EXIST'G GARAGE 401 SQ FT

INDEX OF DRAWINGS:

SHEET 1 SITE PLAN, ELEVATIONS
SHEET 2 EXIST'G FLOOR AND PROPOSED FLOOR PLAN
SHEET 3 FOUNDATION AND ROOF FRAMING PLANS
SHEET 4 ELECTRICAL PLAN
SHEET E1 ENERGY

REVISIONS	BY
00/00	SH

SHERRY HRABKO DESIGNS
605 CORCORAN AVE.
SANTA CRUZ, CA 95062
shrabko@sbcglobal.net
831-477-7794

A.P.N.
034-161-05
Site Plan

Sofia & Jason Hammond
3816 Reposa Ave
Capitola CA 95062
831-325-9332

DATE: 3-31-2013
SCALE: AS NOTE

SHEET
1

REVISIONS	DATE	BY
00/00		

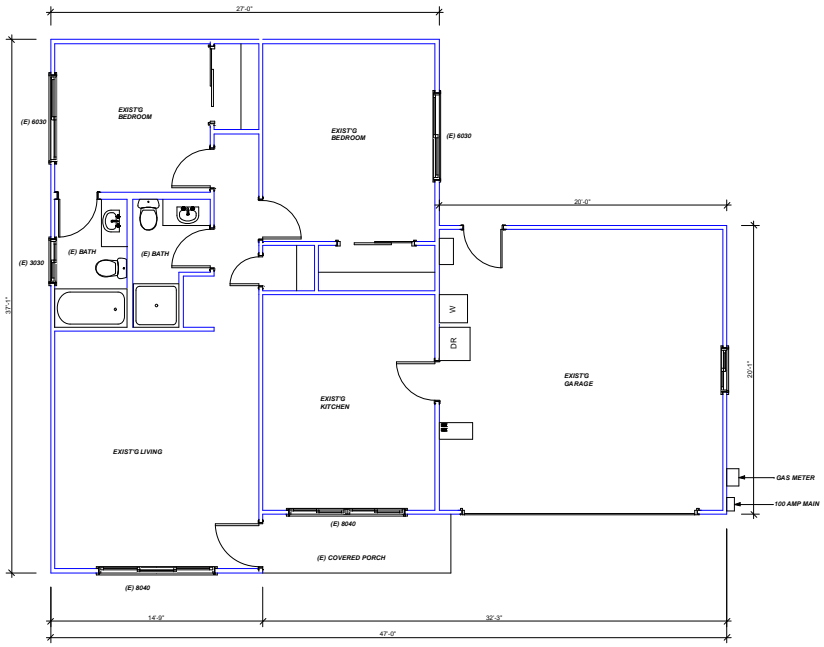
SHERRY HRABKO DESIGNS
 609 CORCORAN AVE.
 SANTA CRUZ, CA 95062
 shrabko@scgglobal.net

A.P.N.
 034-161-05
 Exist'g & Proposed Floor Plans

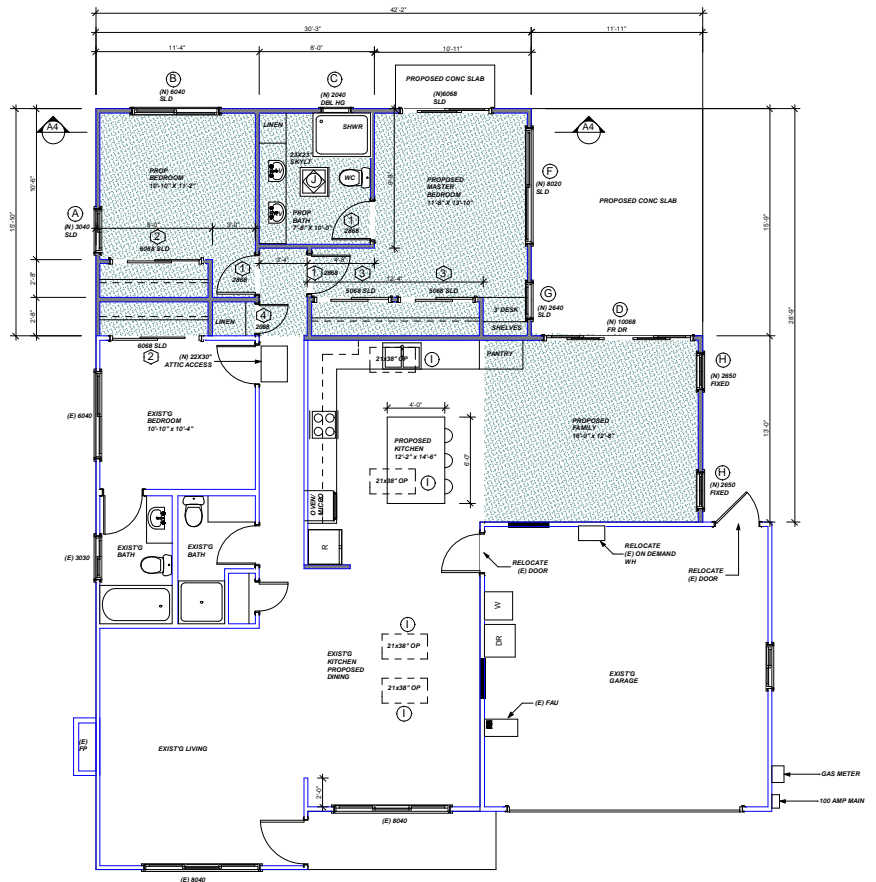
Sofia & Jason Hammond
 3816 Reposa Ave
 Capitola CA 95062
 831-325-9332

DATE: 3-31-2013
 SCALE: AS NOTED

SHEET
3

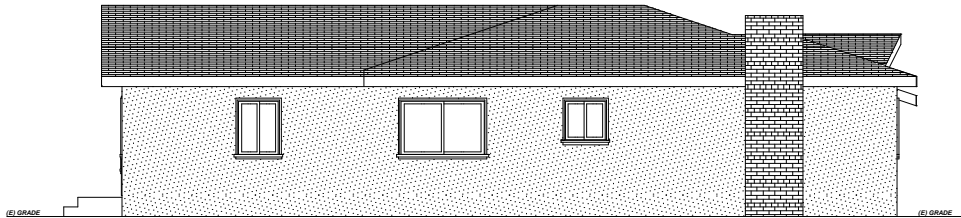


EXIST'G FLOOR PLAN
 1/4" = 1'-0"

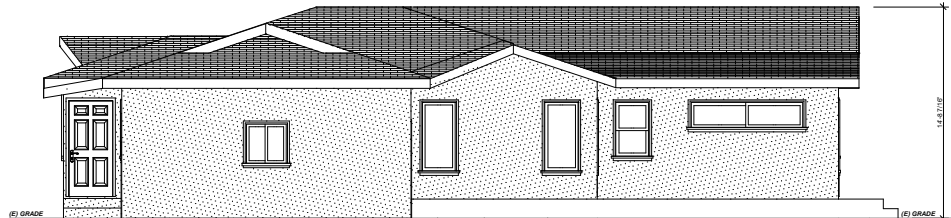


PROPOSED FLOOR PLAN
 1/4" = 1'-0"

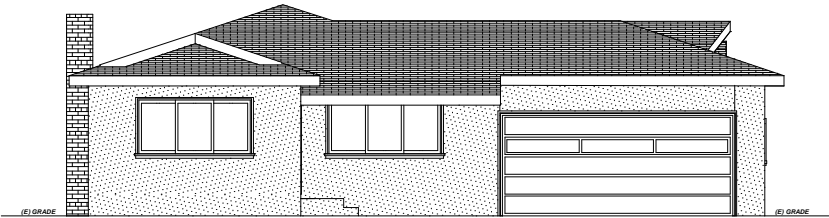
EXIST'G CONDITIONED SPACE	549 SQ FT
PROPOSED CONDITIONED SPACE	674 SQ FT
TOTAL CONDITIONED SPACE	1623 SQ FT
EXIST'G GARAGE	401 SQ FT



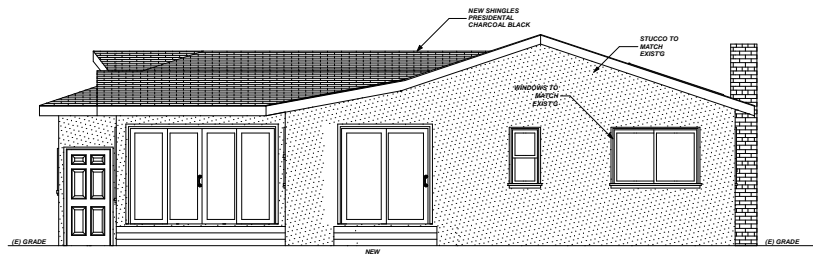
WEST ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



NORTH ELEVATION
1/4" = 1'-0"

REVISIONS	BY
00/00	SH

SHERRY HRABKO DESIGNS
609 CORCORAN AVE.
SANTA CRUZ, CA 95062
shrabko@sbcglobal.net
831-477-7794

A.P.N.
034-161-05
Proposed Elevations

Sofia & Jason Hammond
3816 Reposa Ave
Capitola CA 95062
831-325-9332

DATE: 3-31-2013
SCALE: AS NOTE

SHEET
2

Item #: 4.A. Attachment A Project Plans.pdf

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PROJECT APPLICATION #14-165
3816 REPOSA AVE, CAPITOLA
ADDITION TO SINGLE FAMILY HOME

COASTAL FINDINGS

D. Findings Required. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090 (D) are as follows:

(D) (2) Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D) (2) (a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative build-out. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located at 3816 Reposa Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to

shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located at 3816 Reposa Avenue. No portion of the project is located along the shoreline or beach.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

- There is no history of public use on the subject lot.

(D) (2) (d) Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;

- The proposed project is located on private property on Reposa Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

(D) (2) (e) Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.

- The proposed project is located on private property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

(D) (3) (a – c) Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F) (2) applies to a development shall be supported

by written findings of fact, analysis and conclusions which address all of the following:

a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;

c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

- The project is not requesting a Public Access Exception, therefore these findings do not apply

(D) (4) (a – f) Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:

a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;

- The project is located in a residential area without sensitive habitat areas.

b. Topographic constraints of the development site;

- The project is located on a relatively flat lot.

c. Recreational needs of the public;

- The project does not impact recreational needs of the public.

d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;

f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

(D) (5) Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

- No legal documents to ensure public access rights are required for the project

(D) (6) Project complies with visitor-serving and recreational use policies;

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves a single family home on a residential lot of record.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves a single family home on a residential lot of record.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves a single family home on a residential lot of record.

(D) (7) Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project involves the construction of a single family home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation and/or traffic improvements.

(D) (8) Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project complies with the design guidelines and standards established by the Municipal Code.

(D) (9) Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.

(D) (10) Demonstrated availability and adequacy of water and sewer services;

- The project is located on a legal lot of record with available water and sewer services.

(D) (11) Provisions of minimum water flow rates and fire response times;

- The project is located within close proximity of the Capitola fire department. Water is available at the location.

(D) (12) Project complies with water and energy conservation standards;

- The project is for a single family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the soquel creek water district.

(D) (13) Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior to building permit issuance.

(D) (14) Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project does not involve a condo conversion or mobile homes.

(D) (15) Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies.

(D) (16) Project complies with Monarch butterfly habitat protection policies;

- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

(D) (17) Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

(D) (18) Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

(D) (19) All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

(D) (20) Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

(D) (21) The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- This use is an allowed use consistent with the Single Family zoning district.

(D) (22) Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures;

- The project conforms to the requirements of all city ordinances, zoning requirements and project development review and development procedures.

(D) (23) Project complies with the Capitola parking permit program as follows:

- The project site is located within the area of the Capitola parking permit program.

NON CONFORMING EVALUATION

EXISTING BUILDING COSTS

	Value/SF	SF	
Existing Conditioned	\$200	949	\$189,800
Existing Unconditioned	\$90	401	\$36,090
Existing Porch/Deck	\$25		\$0
Total Existing Value			\$225,890
80% of Total Existing Value			\$180,712.0 Maximum

NEW CONSTRUCTION COSTS

New Conditioned	\$200	674	\$134,800
New Unconditioned	\$90	0	\$0
Existing + New Porch/Deck	\$25	0	\$0
Total New Addition			\$134,800

REMODEL COSTS

Remodeled Conditioned Area	\$100	156	\$15,600
Remodeled Unconditioned Area	\$45		\$0
Total Remodel			\$15,600
Total New Value			\$150,400

67%

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STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: DECEMBER 4, 2014

SUBJECT: **124 Central Ave #14-116 APN: 036-122-13**
 Design Permit, Variance for Non-Conforming Structure, and Conditional Use Permit for an addition to a Historic Single-Family home located in the R-1 (Single-Family Residential) Zoning District.
 This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
 Environmental Determination: Categorical Exemption
 Property Owner: Douglas Edwards
 Representative: Derek Van Alstine (filed 7/21/2014)

APPLICANT PROPOSAL

The applicant submitted a Design Permit, Variance, Conditional Use Permit, and Coastal Development Permit application for an addition to a historic, single-family home located at 124 Central Avenue. The project is located in the R-1 (Single-Family Residential) Zoning District. The plans introduce a new addition to the single family home and update the garage. The applicant is proposing to remove the rear portion of the existing home and the rear portion of the existing garage. Modifications to a historic resource require approval of a Design Permit and Conditional Use Permit by the Planning Commission and findings of compliance with the Secretary of Interior Standards.

BACKGROUND

On November 6, 2014, the Planning Commission reviewed the application and continued the public hearing to December 4, 2014. A majority of Planning Commissioners provided direction that the design permit, conditional use permit, and variance would be supported for the proposed design. The original application did not include a variance. The meeting was continued to notice a variance for the non-conforming setbacks of the historic home. The current staff report includes only new information and analysis since the November 6, 2014 meeting. The November 6, 2014 staff report and attachments (including plans) are included as Attachment C. There have been no modifications to the proposed plans. The updates include modifications to the DPR523 and additional analysis in support of a variance for the non-conforming historic structure.

SITE PLANNING AND ZONING SUMMARY

The follow table outlines the zoning code requirements for development in the R-1 (Single Family Residential) Zoning District relative to the application:

Development Standards			
Building Height	R-1 Regulation		Proposed
Existing Historic Home: 17'	25'-0" 27' height limit may be permitted by the PC for buildings that use historic design elements		27', requesting exception for building that uses historic design elements.
Floor Area Ratio (FAR)			
Lot Size			<u>5600</u> sq. ft.
Maximum Floor Area Ratio for SF with Accessory Dwelling			<u>60%</u> (Max <u>3,360</u> sq. ft.)
Existing Home (less the demolition)			<u>623</u> sq. ft.
Existing Garage (less the demolition)			<u>864</u> sq. ft.
Addition First Story Floor Area Main House			<u>989</u> sq. ft.
Addition Second Story Floor Area Main House			<u>884</u> sq. ft.
TOTAL Floor Area			<u>3,360</u> sq. ft. Complies
Yards (setbacks are measured from the edge of the public right-of-way)			
	R-1 Regulation		Proposed
Front Yard 1st Story	15 feet		5 ft. from right-of-way Existing non-conforming
Front Yard 2nd Story	20 feet		26 ft. second story
Front Yard Detached Garage	40 feet		46 ft. garage
Side Yard 1st Story	10% lot width	Lot width <u>60</u> <u>6</u> ft. min.	2.5 ft. north side Existing 6 ft. north side New Add. 0 ft. south side Existing Existing non-conforming
Side Yard 2nd Story	15% of width	Lot width <u>60</u> <u>9</u> ft. min	9 ft. Complies
Rear Yard 1st Story	20% of lot depth	Lot depth <u>100</u> <u>20</u> ft. min.	31 ft. from property line
Rear Yard 2nd Story	20% of lot depth	Lot depth <u>100</u> <u>20</u> ft. min	31 ft. from property line
Detached Garage	3 ft. minimum side yard 8 ft. minimum rear yard		0 ft. Existing Non-conforming 10 ft. from property line
Encroachments (list all)	Existing rock wall in right-of-way		Rebuilding existing dry stacked rock wall. Minor encroachment permit required.
Parking			
	Required		Proposed
Residential (from <u>2,601</u> up to <u>4,000</u> sq. ft.)	<u>4</u> spaces total <u>1</u> covered <u>3</u> uncovered		<u>4</u> spaces total <u>1</u> covered <u>3</u> uncovered
Underground Utilities: required with 25% increase in area			Required
Landscape Plan: 15% canopy coverage			Complies

ANALYSIS**Non-Conforming Structure**

The historic structure does not comply with the front yard and side yard setback regulations of the zoning code; and therefore, is a non-conforming structure. Pursuant to code section 17.72.070, an existing non-complying structure may not be improved beyond 80% of the present fair market value of the structure unless the structure is brought into compliance with the current zoning regulations. The building official has reviewed the existing versus proposed values and concluded that the new

addition will exceed the 80%. The remodel and addition of the primary historic structure are valued at 107%. The addition is in compliance with all setback and height regulations. To bring the historic home into compliance with setbacks would require relocating the home on the site and is contrary to the Secretary of Interior Standards. During the November 6, 2014 Planning Commission hearing, the Planning Commission provided staff with direction in support of a variance for the non-conforming historic structure.

Variance

The applicant is requesting a variance for the front and side yard setbacks for the non-conforming, historic home. The existing historic structure is located 5 feet back from the front property line and 2.5 feet from the side property line. The roof overhang is within a foot of the side property line.

Pursuant to §17.66.090, the Planning Commission, on the basis of the evidence submitted at the hearing, may grant a variance permit when it finds:

- A. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;
- B. That the grant of a variance permit would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.

The special circumstance applicable to the subject property is that the existing cottage is historic. The historic resource is protected within the municipal code and under CEQA. To bring the historic cottage into compliance with the setback regulations would require the historic home to be moved. To do so would reorient the cottage on the site and would be contrary to the Secretary of Interior Standards for rehabilitation. The applicant is requesting a variance to the setback to follow accepted preservation practices.

A finding can be made that the variance would not constitute a grant of special privilege inconsistent with other properties in the area. Historic preservation is a priority within the City of Capitola. Goal LU-2 of the Capitola General Plan states “*Preserve historic and cultural resources in Capitola.*” The General Plan includes the following policy statements in support of the variance for the historic cottage and applications of the Secretary of Interior’s Standards:

GP-Policy LU-2.1: Historic Structures. *Encourage the preservation, restoration, rehabilitation, maintenance, and adaptive reuse of important historic structures in Capitola.*

GP-Policy LU 2.2: Modification Standards. *Use the U.S Secretary of the Interior’s Standards for the Treatment of Historic Properties as a guide for exterior modification to identified historic resources.*

Updated Primary Record Form and Continuation Sheets

The State of California Department of Parks and Recreation Primary Record Form (DPR523) was updated by historian Bonnie Bamberg. (Attachment A) The DPR was updated to include additional history of the site and minor edits that were noted in the original submittal. Bonnie Bamberg maintained her conclusion that the home qualifies as a historic resource at the local level and is potentially eligible as a contributor within a future Depot Hill historic district at the Federal level. Ms. Bamberg noted that the property was lived in by Frank Reanier, a person significant in Capitola’s history, but that the home does not qualify under the state or federal level within the criteria for “properties associated with significant persons”. The guidance from the National Parks Service emphasize that properties eligible with the significant person criteria generally are those associated with the productive life of the individual in the field in which (s)he achieved significance. (Attachment D) Ms. Bamberg notes in her report that the Hihn Superintendent Building located at 201 Monterey Avenue qualifies for the National and State Register with an association to Frank Reanier. During Mr.

Reanier's years as the Superintendent of Capitola, he resided on the second story of the 201 Monterey Avenue.

Local historian, Carolyn Swift, challenged the finding that 124 Central Avenue did not qualify under the criteria for "properties associated with significant persons" at the state level in writing prior to the November Planning Commission meeting. Due to the quick turnaround time between meetings, Carolyn Swift did not have the opportunity to review the updated DPR523. After reviewing the updated DPR523, Carolyn Swift may submit additional findings and perspective to the City. The DPR523 and any additional information provided by Ms. Swift will be filed together at the City and the within the Capitola Historical Museum. In a future review by the State of California Office of Historic Preservation and/or the U.S. Department of Interior, the DPR523 and continuation sheets would be submitted together as documentation of 124 Central Avenue. The City is currently scanning all DPR523 forms that are located at the museum to create a digital inventory at City Hall. The digital inventory will also be made available for use by the museum.

Compliance with Historic Standards

The City of Capitola contracted architectural historian Seth Bergstein to review the plans for compliance with the Secretary of the Interior Standards. Mr. Bergstein provided the following feedback related to the current design:

1. The revised drawings continue to show relocation of the historic Craftsman residence's original front door, which is not recommended.
2. The revised drawings show additional massing of the proposed two-story addition, with large, gable-roofed dormers proposed on both side elevations. The dormers were not part of the design in the previous set of drawings reviewed for the September 16, 2014, letter. The dormers bring additional massing to the upper story of the proposed addition. The appearance of a hyphen between the historic Craftsman residence and the proposed addition does not seem to have been achieved. Rather, the dormers on the roofline make the massing of the proposed addition's second story appear larger than the previous design. In our opinion, the massing of the addition continues to appear out of scale and proportion with the historic Craftsman residence. For this reason, the addition does not satisfy Standard 9 of the *Secretary of the Interior's Standards for Rehabilitation*.
3. The latest drawings do retain the fascia boards of the garage building, as recommended.

During the November 6, 2014 meeting, the Planning Commission articulated a majority support for the current design including the massing of the addition and the window and door change. A few Planning Commissioners expressed concern for the impacts to the historic integrity of the home if the architectural historian's recommendation was not followed, specifically the recommendation on the door and window change. Staff followed up with Seth Bernstein requesting clarification on the impacts of approving the current design with the window and door modification on the historic integrity of the building. He responded that although not recommended, the modification will not jeopardize future listing within a historic district.

CEQA REVIEW

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located in the R-1 (single family) zoning district. The Planning Commission has made findings that the project is consistent with the Secretary of the Interior's Standards for Rehabilitation.

RECOMMENDATION

Staff recommends the Planning Commission review the application and **approve** project application #14-116 based on the findings and conditions.

FINDINGS

A. The application, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan. The integrity of the historic resource will be maintained with historic resource contributing to a potential historic district with the proposed design. A variance has been granted to preserve the location of the historic structure and allow the non-complying structure to continue.

B. The application will maintain the character and integrity of the neighborhood.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the historic resource. A model was presented to the Planning Commission during the November 6, 2014 meeting that provided clear imaging of the massing of proposed addition and its influence on the historic structure. The new addition will not overwhelm the historic structure. The home is located on Depot Hill and may be a contributing structure within a future historic district. The design does not compromise the integrity of the historic resource or eligibility within a future Depot Hill historic district.

C. This project is categorically exempt under Section 15331 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located in the R-1 (single family) zoning district. The project is consistent with the Secretary of the Interior's Standards and therefore qualifies for the CEQA exemption.

CONDITIONS

1. The project approval consists of an addition to an existing historic resource located at 124 Central Avenue. The project approval consists of construction of a 1,873 square-foot addition to a 1,487 square-foot single family home. The maximum Floor Area Ratio for the 5,600 square foot property with accessory dwelling is 60% (3,360 square feet). The total FAR of the project is 60% with a total of 3,360 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 6, 2014, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, the deed restriction for the secondary unit must be recorded and a copy of the recorded document provided to the City.

Item #: 5.A. 124 Central Ave Staff Report.pdf

5. At time of building plan submittal, the plans shall include a language on the cover sheet referring to the intent of the Secretary of Interior Standards and specifically reference Standard #6. The plans shall identify specific repairs at the time of submittal of the building permit drawings.
6. At time of building plan submittal, the California State Historical Building Code shall be referenced in the architectural notes on the front page, in the event that this preservation code can provide support to the project design.
7. At the time of building plan submittal, all proposed preservation treatments (e.g., epoxy wood consolidant and paint preparation techniques), shall be identified on the plans.
8. At time of submittal for a building permit review, the applicant shall apply for minor revocable encroachment permit for all improvements allowed by the Planning Commission within the unutilized street right-of-way.
9. At the time of submittal for building permit review, Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
10. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval and potentially a review by the Historic Architect for continued conformance with the Secretary of Interior standards.
11. Prior to making any changes to the historic structure, the applicant and/or contractor shall field verify all existing conditions of the historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.
12. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems, if proposed. Native and/or drought tolerant species are recommended.
13. Prior to issuance of building permit, all Planning fees associated with permit #14-116 shall be paid in full.
14. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
15. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
16. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.

17. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
18. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
19. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
20. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.
§9.12.010B
21. Prior to a project final, all cracked or broken driveway approaches or street edge shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches shall meet current Accessibility Standards.
22. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
23. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
24. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
25. Upon receipt of certificate of occupancy, garbage and recycling containers shall be shielded and placed out of public view on non-collection days.

ATTACHMENTS

Attachment A: Revised DPR523 Primary Record by Bonnie Bamberg

Attachment B: November 6, 2014, Planning Commission Report with original Attachments (note: The plans under review are included as Attachment A of the November 6, 2014, report)

Attachment C: Coastal Findings

Attachment D: National Register Bulletin 32: Guidelines for evaluating and documenting properties associated with significant persons.

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

Primary #
 HRI #
 Trinomial
NRHP Status Code NA

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1 of 26 *Resource Name or #: (Assigned by recorder) 124 Central Ave. Capitola

CA P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County Santa Cruz and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Soquel Date 1994 (photo revised) T ; R ; 3 of 3 of Sec ; B.M.

c. Address 124 Central Avenue City Capitola Zip 95062

d. UTM: (Give more than one for large and/or linear resources) Zone 10, 5933548 mE/ 4092497.48 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
 APN 036-122-13-000

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The property is located at elevation 89, in a residential neighborhood of houses that span a wide range of ages 1880s to recent years. Most properties are very well kept and convey the sense of the city as it grew and in-filled with architectural styles popular during the period they were constructed. While many of the homes have been enlarged, the remodel has generally maintained the setback and allowed the older facades to dominate the streetscape. The house now addressed as 124 Central Ave. was constructed in three eras. The first building on the property was, a square form approximately 25 feet square, with the entry porch on the north side of a front facing gabled (pitched roof) cottage c 1900. This building appears to have been moved back on the property and the second section, with craftsman details was attached in the front c. 1915. This has an intersecting gable roof with a front facing and two side facing gables with exposed rafters. The third section is in the rear and created a two story addition c.1925. The front façade created in 1915 provides the building its architectural style. The gables are bracketed with knee braces and a simple bar screen fills the front peak. A projecting square bay off-set on the front façade is covered with
 (Continued on page 3)

*P3b. Resource Attributes: (List attributes and codes) HP 2 single family house

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

*P5b. Description of Photo: (view, date, accession #) Front Façade, 4/ 2014

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both
Constructed: c.1904/1916 Sanborn Maps

*P7. Owner and Address:
Edwards Trust
124 Central Avenue
Capitola CA 95010

*P8. Recorded by: (Name, affiliation, and address)
Bonnie Bamberg
Urban Programmers
10710 Ridgeview Avenue
San Jose CA 95127

*P9. Date Recorded: 5/16/2014, 11/2014

*P10. Survey Type: (Describe)



intensive revised 10/7/2014

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") Capitola Historic Resource Inventory

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record X
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

State of California The Resources Agency Primary #
 DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code 6 L. Not eligible for NRHP, CRHR but may warrant special local planning consideration

Page 2 of 26

*Resource Name or # (Assigned by recorder) 124 Central Ave., Capitola CA

B1. Historic Name: Maria Louisa Reanier Bungalow

B2. Common Name:

B3. Original Use: residence

B4. Present Use: vacant

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations) appears first in 1905 as a square form with a north entrance. Moved back on the parcel a front addition in 1915-16 and c. 1925 a rear addition.

*B7. Moved? No Yes Unknown Date: c. 1915 Original Location: on site original site it was moved back on the property

*B8. Related Features:

Barn (garage)

B9a. Architect: Unknown b. Builder: c.1900 F.A. Hihn, additions unknown

*B10. Significance: Theme Residential Architecture Area Capitola California
 Period of Significance 1900-1950 Property Type house Applicable Criteria NA (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

When evaluated within the Historical Context Statement prepared for the City of Capitola, the subject property does not appear eligible for listing in the California Register of Historic Resources or National Register of Historic Places because it does not retain sufficient integrity, is not a distinctive or artistic example of vernacular Craftsman style and is not directly associated with events or people who are significant in the history of Capitola.

Part of the Rancho Soquel, the 1,668 acres that was granted to Martina Castro Lodge in 1834, Camp Capitola was founded in 1869 by Fredrick A. Hihn a successful entrepreneur with great plans for the area. The same year the land was leased to Samuel Hall, a farmer who (continued on page 4)

B11. Additional Resource Attributes: (List attributes and codes) HP 3

*B12. References: City & County public documents, and noted in the text. Additional sources are on page 19

B13. Remarks:

*B14. Evaluator: Urban Programmers

*Date of Evaluation: 5/16/2014



(This space reserved for official comments.)

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P3.Description continued:

a shed roof. Fenestration consists of a horizontal three pane window in the center peak, paired windows in north side of the wall and a larger tripartite window in the projecting bay. All are of a similar style with clear glazing and small panes on the top half of the opening. The wall surfaces are divided between square cut shingles on the top and wide horizontal lapped board on the lower third of the walls. The porch and entry are the focal point of the house. On the south side of the façade the porch is covered by a second lower gable where the ends of the roof are supported by paired square posts, four at the corner (columns) with angle cut trim at the top that is decorative. The porch has a low wall covered in wide horizontal lapped board. This siding also covers the column base with mitered joints. The south façade continues with the shingle and horizontal board siding punctuated by a tripartite, single hung window where the upper glazing is six divided panes and a single clear pane below. The frame for all windows is a flat board frame. Beyond the gable the building steps back on both sides and the siding changes to narrow width beveled siding. A pair of taller windows with clear panes and a set of 4 narrow windows punctuate this façade. It appears that the windows in this section were added/replaced when the front section was added. The rear façade is divided with a projecting squared addition covering 2/3 of the rear of the house. The remaining south part of the façade appears to have been a porch with a roof that slants lower over where the porch has been walled-in and has a small window. The two-story addition has a door entering the older part of the building (entry location is consistent with that shown on the Sanborn Mao 1905). The addition is squared with a gable roof that is off-set extending on the north to the edge of the building and is much shorter on the south pitch where the addition ends. The siding of the addition is beveled, however the boards are slightly wider than the body of the house. The windows in the addition on the first level were narrow vertical style in a bank of five. The upper are horizontal in sets divided in quarters with muntins, two on the side and three on the rear. These windows meet at the corner and appear to be a sliding systems in wood frames.

The condition of the building is deteriorated, particularly the rear portion and two-story addition. It appears the construction was never good craftsmanship, the foundation and cripple walls are uneven which is very substandard- even for the era when it was constructed. Although it appears the foundation was constructed at about the same time, the rear portions are structurally less stable than the front section. There is also a section of perimeter foundation on the south side that appears to have been added in the 1950s. Wood rot is pervasive with some boards completely eroded. The rear addition is leaning to the north and has been propped to keep it from falling over. It does not appear to be tied into the building's structure in a stable manner. The front section and façade is the most stable of the building. Here, some of the material appears to be redwood which has lasted in better condition than the other woods, yet the

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horizontal skirting and cripple wall, although more substantial construction than the rear, are also deteriorated. While the basic structure shows extensive deterioration, there is rot and evidence of water and insect intrusion around most windows indicating maintenance has been deferred for many years, although the trim has been recently painted.

The second building on the property is a former barn that has an apartment above and the lower portion is used as a garage. An addition has been tacked on to the rear. Originally part of the neighboring property the style is not Craftsman. The two-story, wood-frame, building has a pitched roof (front facing gable) and is covered in square cut shingles on the front facade. This façade has a full width opening with double sliding doors constructed with vertical board and trimmed with cross bracing. The upper level has paired, double-hung, wood frame windows with decorative frames, showing upper and lower molded trim. The eaves are enclosed and a curvilinear bargeboard with scrolls at the ends is the decorative element. The original side facades are constructed with board and batt walls, while the additions to the rear are utilitarian in design using a mix of surface materials, plywood, and roofing paper. The addition raises above the original ridgeline and has a shed roof. What appears to be an original pedestrian doorway on the first level, north faced has been extended by two new doorways. It is not clear if the large opening in the side of the barn is original and is missing doors, or part of the modifications when the upper level became an apartment c.1912, and was a window, or was cut into the building at a later date.

The condition of the barn is stable, however the addition to the rear is not good craftsmanship and is deteriorated. That part of the building is listing and sagging in structure.

Integrity and Character defining Features:

The statement of integrity is of the visual aspects of the design and is not an engineering evaluation. Within the context of an historic architectural evaluation the building retains the integrity of the Craftsman design c. 1915-16 on the front portion. Considering the National Register's seven aspects of integrity the house retains those of; location- where it was originally constructed in a residential neighborhood of early twentieth century homes; design- The front section of the house retains the craftsman design of c. 1915-16, although the rear sections do not exhibit this design and have lost the architectural integrity of the original small house; setting- the house is within a residential neighborhood that includes houses from the same era although remodeled and enlarged they maintain a recognizable span of turn of the century-1930 streetscape; Materials- the wood frame house retains much of the original materials of its construction, although much of the wood is deteriorated; workmanship-with the exception of the rear two-story addition and how it intrudes into the main building the house exhibits the workmanship of the original builders but is substandard work- even for the era.

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The Craftsman front section is slightly better craftsmanship; feeling - the house retains the c.1908 feeling of a small Craftsman Bungalow, and the last aspect association- although it was owned by Frank and Ida Reanier, this was not their home during the years Frank Reanier was influential in the development of Capitola. He is listed in the Santa Cruz City Directory living at the F.A. Hihn Company (building not specified- but assumed to be the Superintendent's Office) or the Capitola Hotel during his working career. The building has diminished integrity due to the alterations, poor construction and lack of direct association to an event or person who was important in the history of Capitola while they lived in this house.¹

Craftsman Style; A style attributed to the Green Brothers in Pasadena California (1803-1914). After the turn of the century at the height of their designs, their work in Pasadena was published in magazines and gained national acceptance. Soon the High Style Craftsman (Gamble House, Pasadena), was simplified to a few basic elements and vernacular Craftsman Bungalows filled subdivisions throughout California. In Capitola the style was very compatible with the weather and the setting, but possibly due to the part time use there are no high style craftsman homes. In Capitola "perking up" the small cabin style houses with the Craftsman details added this style to the community. The character defining features of the Craftsman style are those exhibited on the front section (façade) of the subject house, low-pitched gabled roof (side gable variation), broad overhanging eaves with exposed underside and decorative knee-braces, paired columns and a half-wall porch with timber frame. Also defining of the style (a carryover from the Prairie Style) is the small pane window glazing, divided by wood moutins in the upper sash of the casement windows. These elements of the front section of the building define the Craftsman style.

B10: Significance Continued:

improved the beach front for visitors with a campground that began in 1874 and grew to include a small hotel and dance pavilion. With his improvements the area became quite popular-so much so that in 1879 when his lease expired, Hihn raised the rent, apparently too much for Hall left. Initially Hihn had Berry & Brandon manage the facilities and in 1882, when Capitola was recognized as a desirable beach front recreational area and train service was convenient to all residents of the San Francisco Bay Area, he began active investment and management of the land. Hihn filed subdivision maps in 1882, and within two years the beach and southern bluff had been subdivided for home sites and a beach resort was established that included a dance hall, bowling alley, skating rink and shooting gallery. In 1890 Frank Reanier became the Superintendent of Capitola for F.A. Hihn

¹ Frank Reanier is directly and significantly associated with the Superintendent's Office, where he lived and worked and this is a building listed in the National Register of Historic Places. The nomination includes reference to Frank Reanier, his work and that he lived in this building during that time.

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Company. By 1895, Hihn's Capitola Hotel was opened and, along with his other developments in Santa Cruz, Capitola became a very popular resort in California. After 1904, when Fred Swanton's electric railroad began service from Santa Cruz to Watsonville the area boomed with visitors and new development. The 1905 Sanborn Publishing Company Map of Capitola shows considerable growth in residential development from the 1892 map. As well as commercial enterprises, Camp Capitola had become a growing residential community by the time F.A. Hihn died in 1913 and his extensive property holdings in Capitola were left to his daughter Katherine Henderson. Most of the rest of the Hihn holdings were sold to Henry Allen Rispin, who began to market Capitola, beyond the resort aspects, as a year round community. His Bay Head Land Company planned an exclusive community of landscaped golf courses, hotels (fire proof concrete), and private clubs, for which he began selling land. Unfortunately for Rispin, world events seem to have taken a toll on his plans. Beginning his plan during WWI, which was followed by a decade of the "Great Depression", the effort ended in 1929 with bankruptcy, the same year the Hotel Capitola burned. This was not the only disaster to befall Capitola, in 1933 much of the commercial district also burned. With full time residents living above the area the rebuilding began and the area incorporated as the City of Capitola in 1949 during California's centennial celebrations of the 1849 Gold Rush.

124 Central Avenue was part of the F.A. Hihn Company subdivision known as Depot Hill in recognition of the rail depot, and rail line, that Hihn arranged to have constructed in Capitola. On August 8, 1904 the F.A. Hihn Company executed a deed in favor of Frank and Ida Reanier for the property at 124 Central Avenue (lots 17 & 18), however, it was not until May 25, 1919, that the deed was recorded.² The property was purchased to build a home for Maria Louisa Reanier, Frank's mother.³ A manuscript titled "Promised Chapter- Reanier" states that Frank and Ida built his mother "a house on Depot Hill, a lovely spot in Capitola, this house at 124 Central Ave., is still there."⁴ The parcel is shown on the 1905 Sanborn Publishing Company Map with a square house (approximately 25X25 ft.). By the time the 1917 Sanborn Map was drawn the property has an "overlay" showing the building had changed form by adding the front section that is present today. The 1905 Map was revised in 1907, 1910, 1912, 1913, and 1917. It was not determined with certainty exactly which year the revision was made or exactly when the addition was constructed, however it appears to have been remodeled c. 1912-15.⁵ Frank Reanier's mother died in 1912 while the Reanier family was living on the second floor of the F.A. Hihn Building- Capitola Superintendents Office. Sometime after his mother

² Deed recorded in the Official Records of Santa Cruz County, 5/25/1919 book 2887 of Deeds, page 162

³ Manuscript sent to Carolyn Swift from Bonnie Gaia on July 5, 2000 (Capitola Historical Museum Collection-"The Promised Chapter- Reanier" pages 1-7)

⁴ Manuscript sent to Carolyn Swift from Bonnie Gaia on July 5, 2000 (Capitola Historical Museum Collection-"The Promised Chapter- Reanier" pages 1-7)

⁵ This appears to be about the year Maria Louisa Reanier moved from a cottage to Depot Hill- manuscript in the Frank Reanier Files at Capitola History Museum

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died the family moved to Central Avenue.⁶ From a visual inspection it looks like the small house was moved back on the property, placed on a new foundation and remodeled with the front addition that was constructed in a variation of the then popular Craftsman style.

Frank Eugene Reanier was born in Ohio of a French father and English mother in 1856. The year he was born his father mysteriously disappeared leaving his wife Maria Louisa Avery Reanier and two children. Frank and his half-sister Charlotte Avery remained very close throughout their lives- encouraged by the long sea trip that brought them to California.⁷ By the time he was 14 he lived with his mother and her relatives in Grass Valley, California. At age 23, in 1879 he registered to vote in Indian Springs, Nevada County, California. In that and subsequent registrations he is described as having a scar on his nose.⁸ At the time of the 1880 U.S. Census he is farming in Rough and Ready, California with his mother. He married Ida Sarah Elster, who was born in 1868 into a family that traced their roots to Stephen Hopkins of the "Mayflower" and Revolutionary War soldiers. The family lived in Santa Cruz until 1888 when they moved to Capitola. He first registered to vote in Santa Cruz County in August 1888 listing Santa Cruz District 2 (Capitola) as his residence. In 1890 he is listed as the manager of Camp Capitola.⁹ In 1892 and 1896 he also reregistered in Capitola listing his occupation as a clerk.¹⁰ In 1892, his mother Maria Louisa Avery Reanier joined her son and his family in Capitola where she lived in a cottage, on the flat, near the trestle.¹¹ In 1910, the U.S. Census listing shows that he was living in Capitola and was the Superintendent of Capitola (for the F.A. Hihn Company). During his career he became the Superintendent of F.A. Hihn's extensive holdings in Santa Cruz County, including the Capitola Hotel, the Santa Cruz Waterworks, the Laurel Timber Mill, the Salinas Planing Mill, the Zyante Ranch and was General Superintendent of Capitola-by-the-Sea. He also was superintendent for Hihn's real estate that was for sale within Santa Cruz County.¹² Another duty was planning for the Pan Pacific International Exhibition that was underway when F.A. Hihn died. In 1913, Reanier became the Superintendent for the Santa Cruz County exhibits at the fair.¹³ The fair took three years to plan and was open March - December 1915. After the close of the fair, it appears that Reanier returned to

⁶ Ibid page 6

⁷ Shurtleff, William & Shurtleff, Lawton, The Shurtleff and Lawton Family Genealogy and History, Pine Hill Press, Lafayette CA, 2005 pg 281-283

⁸ Great Register of Nevada County, California State Library, Sacramento, California. pg 45

⁹ Polk, R.L. San Jose City Directory 1890, Santa Cruz County listing, page 644

¹⁰ Santa Cruz County, Great Registers, 1866-1898. Microfilm, 185 rolls. California State Library, Sacramento, California.

¹¹ Manuscript, in the Frank Reanier file at the Capitola History Museum

¹² Shurtleff, William & Shurtleff, Lawton, The Shurtleff and Lawton Family Genealogy and History, Pine Hill Press, Lafayette CA, 2005 pg 281-283

¹³ ibid

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work briefly for the F.A. Hihn Company - then owned by Hihn's daughter Katherine Henderson who inherited the Capitola land and business after her father's death. It was in 1919 likely as part of clearing the company's old business, that the deed, originally executed in 1904 for the property at 124 Central Avenue was recorded with Santa Cruz County and the year most of the F.A. Hihn Company holdings in Capitola were sold. Months before, on November 30, 1918 Frank Reanier purchased a portion of the corner lots, 19 & 20 (20 feet of frontage on Central through to Saxon Avenue) including the barn now on the property at 124 Central Avenue.¹⁴ This may have been predicated by his mother-in-law, Hettie Elster who came to live with them.¹⁵ At that time Reanier owned several properties.¹⁶ ¹⁷ The 1920 U.S. Census lists Reanier as the Superintendent of Capitola and he is salaried. It appears he worked for the company owned by Katherine Henderson and managed the sale to of the Capitola holdings to H.A. Rispin and may have worked for Rispin for a short period.¹⁸ However there may have been a break in his employment for in the 1916-17 Santa Cruz City Directory he is shown as a farmer. Known for his love of the outdoors and nature, in 1919, Frank who had overseen the Hotel Capitola for F.A. Hihn Company, was selected by the California Parks Commission to manage the Governor's Camp concession of cottages and dining room in Big Basin Redwoods State Park for three years, but remained for 10 years.¹⁹ ²⁰ ²¹In 1926, the Santa Cruz City Directory lists Frank Reanier as a hotel manager thus describing that phase of his career.

Well known for his managerial abilities Frank Reanier was appointed twice to fill a vacancy on the Santa Cruz Board of Supervisors, in 1916 and in 1927. In 1928 he ran and was elected to a full term.²² During his service he was known for working collaboratively with the Supervisors and supporting plans for improving infrastructure in the County. He died February 7, 1931, while serving as a County Supervisor.²³ In the Decree of Dissolution after his death, Ida Reanier is given, among other assets, the northerly 20 feet of lots 19 & 20 (barn). She owned the property at 124 Central Ave.

¹⁴ Deed from Ralph & Martha Abbott to Frank Reanier, 11/20/1918

¹⁵ U. S, Census, 1920; Census Place: *Santa Cruz, Santa Cruz, California*; Roll: *T625_148*; Page: *13B*; Enumeration District: *220*; Image: *707*.

¹⁶ Deed from Ralph and Martha Abbott to Frank Reanier, Recorded 12/3/1918. Book 285 of Deed, page 154

¹⁷ Order of Settlement of First and Final Account and Distribution of Estate (Frank Reanier)

¹⁸ Decision of the California Railroad Commission, Vol 17.,page 619, 12/26/1919

¹⁹ Santa Cruz City Directory,

²⁰ Santa Cruz Evening News, "Reanier Offered Park Concession for Three Years", October 13,1919, Page 1

²¹ Santa Cruz Evening News, Frank Reanier Supervisor, Dead, February 7, 1931 page 1&2

²² *ibid*

²³ California Death Record- Santa Cruz County

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By 1934, the first time street addresses are listing in the Santa Cruz City Directory Ida Reanier was living in the subject house. She remains the owner for many years, sometimes sharing the house with her youngest son Elster who during the years held a number of part time jobs, including truck driver. Married twice with 2 children, Elster died April 21, 1939. Ida remained living in the house.²⁴ In 1943, Ida deeded the subject property to her surviving son Wilber A Reanier and his wife Misty, who were residents of the SF Bay Area. It appears that Ida continued to live in Capitola until she died in 1963.²⁵ She is buried with her husband and her Mother-in-Law, Marie Lousia Reanier in the Soquel Cemetery. The eldest son, Wilber A. Reanier inherited his father's ability for management. After establishing a garage in Capitola he became the supervisor of sales for the western division (western states and Hawaii) for Tidewater Associated Oil Company, working and living in Seattle Washington and the San Francisco-Oakland Bay Area.

The property remained in the extended Reanier family passing first to grandchildren, Frances Geddings and Mollie Whitney and then in Percy R. Whitney and Marian E. Whitney in 1977, and in 1981, to Percy Robert Whitney followed in 2000 by a transfer into the Percy R. Whitney Trust. In 2014 the property was sold to The Edwards Trust. Due to the poor condition of the buildings, the Edwards family has not occupied the property.

Evaluation:

The subject of this evaluation, 124 Central Avenue in Capitola was previously recorded in the 1986 survey undertaken by Rowe & Associates for the City of Capitola. In that survey the house was estimated to have been constructed in 1910 and is described as a "Craftsman Bungalow, bracketed gable with stickwork. Side entrance with short, double columns to either side." In 2004, Archives & Architecture LLC, reviewed the 1984 survey and found that a historic district was still potentially eligible for listing in the Register. At this time there has not been a nomination to the National Register or a local ordinance to designate a historic district. The property is not officially designated on any local, state or federal registers of historically significant resources.

This evaluation updates the 1986 survey. The house has not changed its architecture since the 1986 survey. Other than recent white paint on the trim, it does not appear there has been any change to the building since 1925. The house is part of the continuing development of Depot Hill, first as a small house c. 1900, as shown on the 1905 Sanborn Map and then as a larger more stylistic iteration c.1915-16 that is shown on the 1917 Sanborn Map. The area remains residential in character with a mix of styles and sizes, however the older houses that have been remodeled and enlarged have, for the most part, retained the setbacks and front facades that were part of the streetscape c. 1925. The Craftsman variation is consistent with

²⁴ Watsonville City Directory 1948,1950

²⁵ Santa Cruz County Directory 1953,1958

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a carpenter's interpretation of the style and is pleasant with simple stickwork making the most of an economical treatment. As mentioned the Craftsman style is broad ranging from the highly artistic to the simple decorative treatment created by a carpenter, as is found in this house.

The second building on the property is a barn c.1900 that was originally associated with the house at 122 Central. This property including the barn was acquired by Frank Reanier in 1918.²⁶ The barn is typical of small barns from the turn of the century, and like many was transformed into a garage.²⁷ Prior to 1927, the upper level was converted to "dwelling rooms" and a window inserted in the front façade. Alterations to the barn are fairly minor, with the exception of the addition to the rear which is incompatible with the design and in very poor condition. The original barn/garage retains a high degree of integrity and is a building type that is a good representation of what was once a common ancillary building in Capitola before 1930.

The history of the house and property shows an association with the Frank and Ida Reanier family. Frank Reanier was a significant historical person in the history of Capitola serving as the Superintendent of Capitola for the F.A. Hihn Company and was the manager of the Governor's Grove in Big Basin State Park for 10 years, and was twice appointed to the Santa Cruz County Board of Supervisors and once elected dying while in office. The house was purchased for Frank Reanier's mother in 1904 and remodeled between 1912 and 1915, after her death. It is likely that the family lived there after her death and that of F.A. Hihn (1913) and remodeled it a later. In December 1918, Frank Reanier purchased a portion of the property next door that included 20 feet and the barn. After Frank's death in 1931, his widow Ida Reanier lived in different places including the house at 124 Central Avenue with her son Elster.

EVALUATION USING THE CRITERIA OF THE CALIFORNIA REGISTER

The criteria for listing historical resources in the California Register of Cultural Resources are consistent with those for listing resources in the National Register of Historic Places, but have been modified for state use in order to include a range of historical resources which better reflect the history of California. An historical resource must be significant at the local, state or national level under one or more of the following four criteria;

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

²⁶ Other than the Superintendent's Building in Capitola, a street address for the Reanier family was not found until the City Directory lists one for the widow Ida Reanier in 1934.

²⁷ The 1917 Sanborn Map first shows the conversion.

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2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nations.

In addition, the resource must retain enough of its historic character or appearance to be recognizable as a historic property, and to convey the reason for its significance.

Criteria 1. *It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.*

The building does not meet Criterion 1, as having been associated with an event or broad pattern that contributed significantly to local or regional history. As part of the Depot Hill subdivision it was one of many lots that were sold and eventually developed. Like many in the subdivision, later alterations were made to the original building. This association to the growth of Capitola is not individually significant in portraying a specific era of development in Capitola.

Criteria 2. *It is associated with the lives of persons important to local, California, or national history*

The owner of the house after 1904 (recorded 1919), Frank Reanier or Ida Reanier. Frank served as the Superintendent of Capitola and twice was appointed a County Supervisor and elected once. His influence in the development of Capitola is significant. Although he and/or his wife owned the property it was purchased for, and occupied by his mother until her death in 1912 and after the death of F.A. Hihn in 1913. After retiring from F.A. Hihn Company, it appears Frank Reanier and Ida lived in or spent quite a bit of time in San Francisco while working on the Santa Cruz County exhibit to the Pan Pacific International Exhibition. It appears the house was remodeled after his duties with the fair were over and this became their primary residence until he died. It appears that Frank and Ida Reanier may have also lived part of the time in Big Basin State Park during the time he managed the cabins and dining room. The association of 124 Central with Frank Reanier is not considered to be significant because he lived there after he retired from F.A. Hihn Company. His significant association is with the Superintendent's Office Building where he worked and influenced the development of Capitola. This building is a landmark and listed in the National Register of Historic Places. During the time he lived on Central Avenue he managed the concession in Big Basin State Park and was a dedicated

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County Supervisor serving on many committees. As member of Board it does not appear that he was individually responsible for innovation in government or as the originator of events that had a significant impact in the history of Capitola or Santa Cruz County. The property does not meet Criterion 2.

Criteria 3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.

The house exhibits several iterations in the additions, only the front exhibits character defining features. From the street it appears a vernacular Craftsman Bungalow, however this style is carried out only on the front portion of the building and the rear previously a small house has lost its character design features. The multiple additions diminish the overall integrity of the building. It is not eligible for individual listing in the California Register of Historic Resources.

The barn/garage behind the house is a typical utilitarian form for a small barn. The addition in the rear diminishes the building's integrity, however, overall this ancillary structure does not embody distinctive characteristics that would qualify it for individual listing in the California Register of Historic Resources.

Criteria 4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nations.

The soils have been disturbed during construction operations and then developed with a building, driveway, and landscaping that have disrupted the site and native soils. It is unlikely that significant information important to prehistory or history would be found on this site.

Evaluation using the City of Capitola's Historic Features Ordinance (adopted 1982)

The Capitola Historic Features Ordinance provides criteria by which to consider properties for the Register of Historic Features. There are eleven possible qualities to be considered in making findings for a determination/designation.

1. The proposed feature is particularly representative of a distinct historic period, type style or way of life.
2. The proposed feature is an example of a type of building once common in Capitola but now rare.
3. The proposed feature is of greater age than most other features serving the

State of California The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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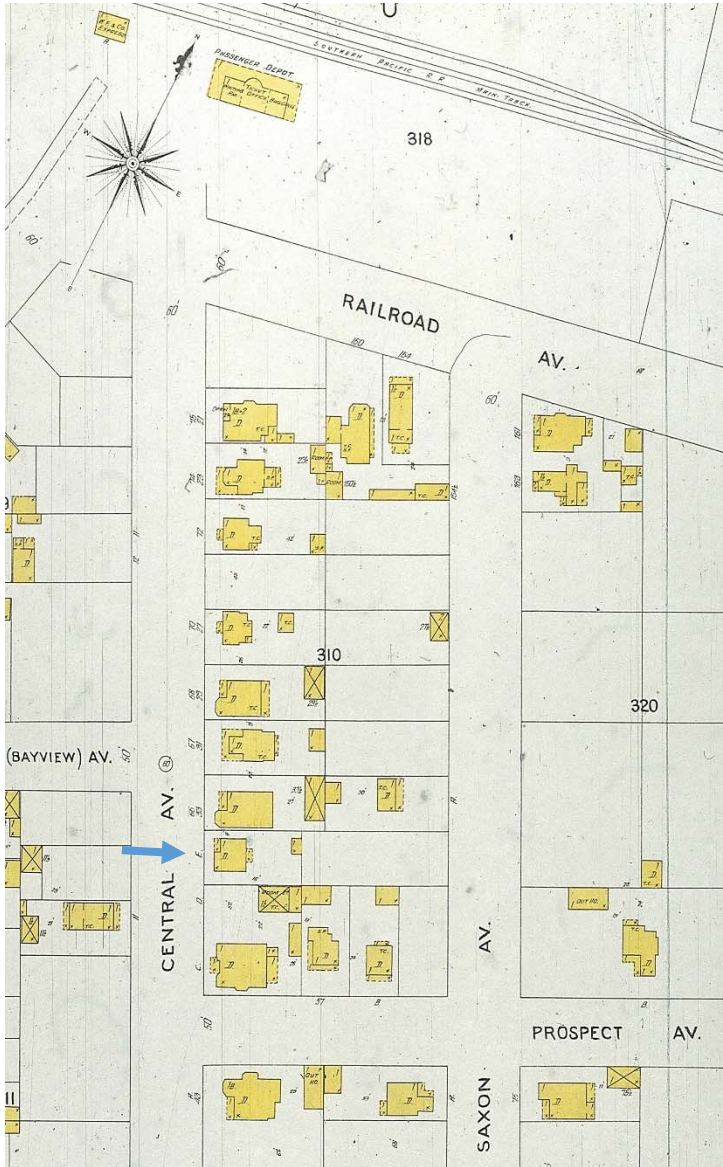
Page 13 _ of 26 *Resource Name or # (Assigned by recorder) 124 Central Ave. Capitola, CA
 *Recorded by: Urban Programmers *Date 10/7/2014/Revised 11/23/2014 x Continuation Update

same function.

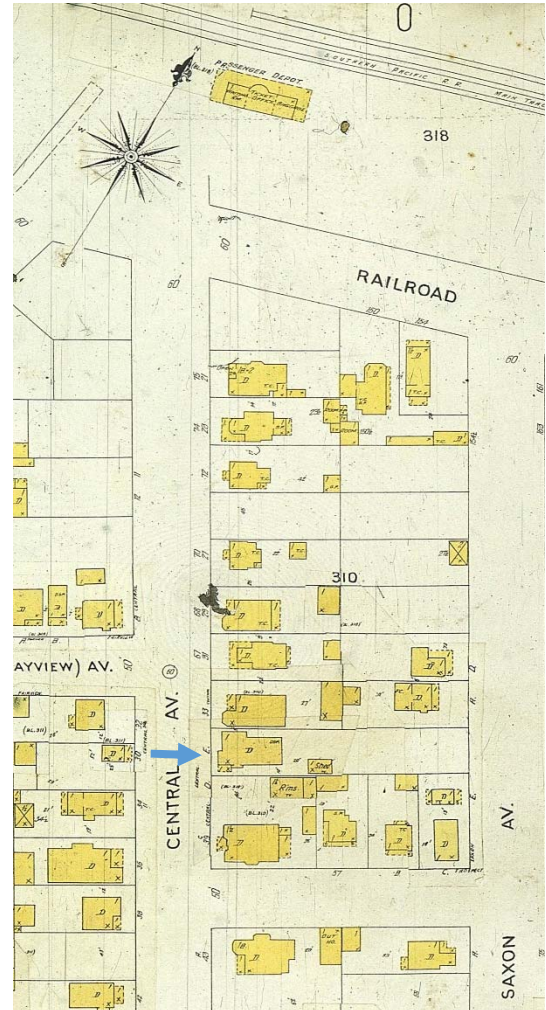
4. The proposed feature is connected with a business or use which was once common but is now rare.
5. The architect or builder is historically important.
6. The site is the location of an important historic event.
7. The proposed feature is identified with historic persons or important events in local, state or national history.
8. The architecture, the materials used in construction, or the difficulty or ingenuity of construction associated with the proposed feature are significantly unusual or remarkable.
9. The proposed historic feature by its location and setting materially contributes to the historic character of the City.
10. The proposed historic feature is long established feature of the City.
11. The proposed historic feature is a long established feature of the City, or is a prominent and identifying feature of the landscape and is of sufficient aesthetic importance to be preserved.

While the building at 124 Central Avenue does not meet the criteria for listing in the California Register of Historic Resources it does appear to meet the Capitola Historic Features Ordinance, criterion 9 for the representation of a vernacular Craftsman Bungalow (front section) and for the setting on the 100 block of Central Avenue where it contributes to the historic character, demonstrating the phases of growth and development of the block and of the Depot Hill Subdivision. It also appears the barn/garage meets criterion 2 as a building type no longer common in Capitola. Although this building was part of the property next door (122 Central Ave) and may align more in design with that house.

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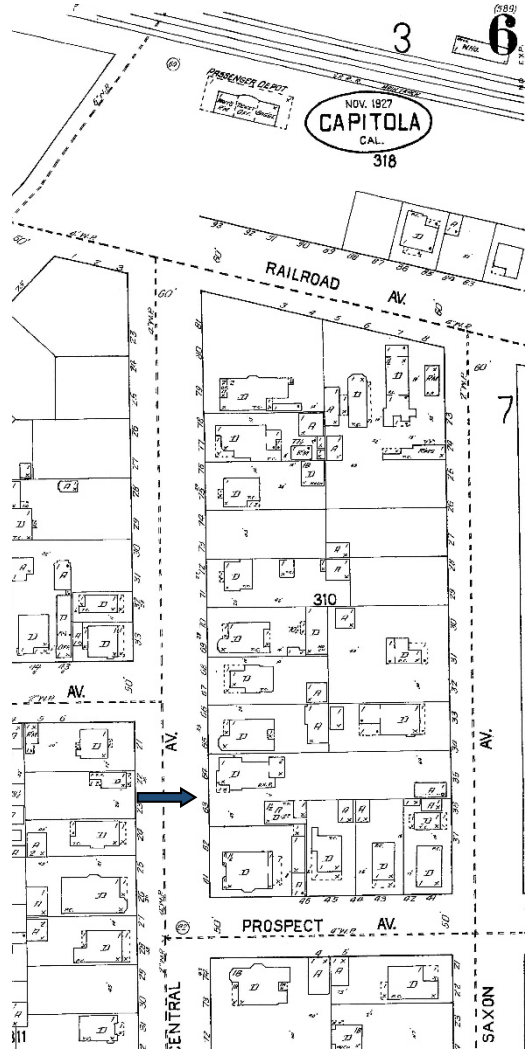
Sanborn Map, 1905. First map that shows 124 Central with buildings on the site. Prior maps have been vacant



Sanborn Map 1917. Note 124 Central has been enlarged and the barn associated with the corner house has rooms in the upper level.

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The Sanborn Map 1927 Shows the rear addition to 124 Central and that the parcel line has been adjusted to include the barn from 122 Central Avenue, on the same parcel with 124 Central Ave. The barn continues to show as a dwelling with rooms in the upper level.

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Page 16 _ of 26 _ *Resource Name or # (Assigned by recorder) 124 Central Ave. Capitola, CA
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Photographs: All photographs were taken March- April 2014 using digital format.



124 Central Avenue: Front façade of the house and barn/garage. The Camera is facing east.

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Page 17 _ of 26 _ *Resource Name or # (Assigned by recorder) 124 Central Ave. Capitola, CA _____
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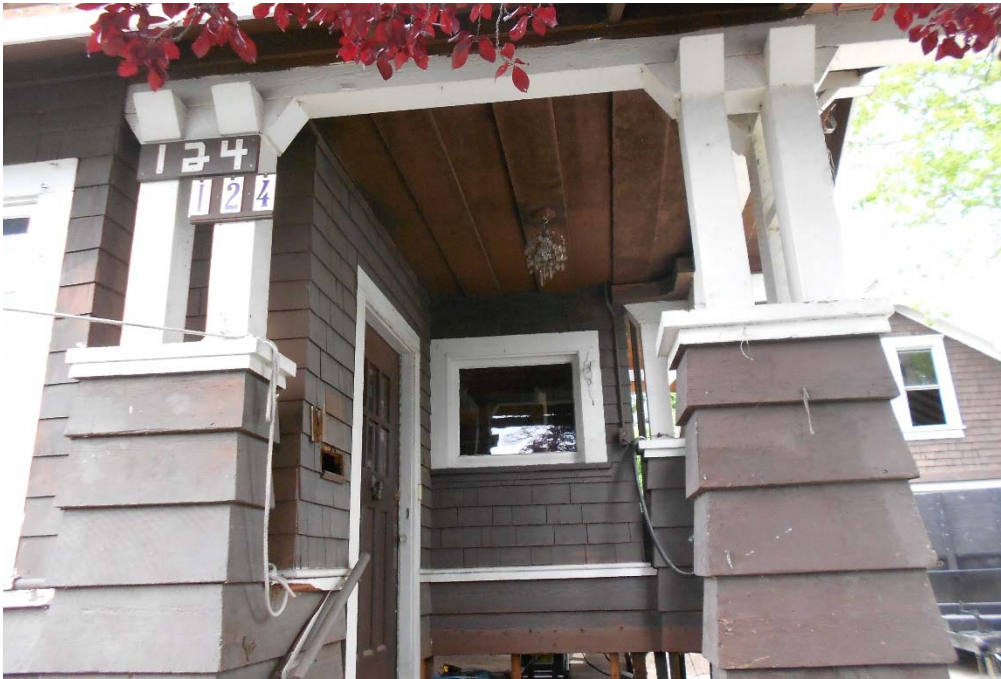
124 Central Avenue: South side of the double gable on the front porch.

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Detail of the paired columns and beams on the porch. Also shows the lapped siding on the column bases and shingles on the walls.

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124 Capitola. South façade showing the different elements of the building. The older section is in the rear (right) the Craftsman style in the front. Lower horizontal boards are removed revealing the different foundation structures. Note partial concrete perimeter foundation in the rear appears to have been added c. mid-1950s.

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124 Central Ave.
Northwest corner
showing the lack of a
foundation or even
perimeter mudsill.



124 Central Avenue:

North side at the
junction with the rear
addition showing the
lack of any foundation
other than widely spaced
piers that do not support
the buildings load in a
logical construction
manner.

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124 Central Avenue: Rear addition c. 1925 is of very poor quality construction and is leaning and pulling away from the main building. The camera is facing west. Note this addition does not have a perimeter foundation and widely spaced supports on mudsill.

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124 Central Avenue: Rear additions shown with the older on the left and the two story addition on the right.

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124 Central Avenue; South side façade of the Craftsman front façade and front façade of the barn/garage. Constructed c.1900 the building was originally part of the parcel at 122 Central Avenue and through a lot line adjustment is now included with the property at 124 Central Avenue.

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124 Central Avenue: Barn/garage c.1900 Note the sculptural cut of the bargeboard on the front and the enclosed eaves, detailing that is compatible with the house at 122 Central Avenue.

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Page 25 _ of 26 _ *Resource Name or # (Assigned by recorder) 124 Central Ave. Capitola, CA
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124 Central Avenue: Barn/garage showing the addition on the rear. The original wall is board and batt and terminates after the first doorway on the right. The structure of the original part of the building is in relatively good condition, however the addition is very poor construction and is failing. The original board and batt siding shows deferred maintenance where the boards are damaged or are missing.

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Page 26 _ of 26 _ *Resource Name or # (Assigned by recorder) 124 Central Ave. Capitola, CA
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Sources Consulted: Newspapers and Official Documents are listed in footnotes

California State Library, California History Section; *Great Registers, 1866-1898*

Capitola History Museum, Frank Reanier Files including manuscripts by Bonnie Gaia and articles written by Carolyn Swift.

City of Capitola, "Historic Context Statement for the City of Capitola" prepared by Carolyn Swift, 2004

Santa Cruz City Directories (Capitola) 1920-1960

Santa Cruz County Assessor's Records

Santa Cruz County, Great Registers, 1866-1898. Microfilm, 185 rolls. California State Library, Sacramento, California.

Santa Cruz County Official Records

Shurtleff, William & Shurtleff, Lawton, The Shurtleff and Lawton Family Genealogy and History, Pine Hill Press, Lafayette CA, 2005

Swift, Carolyn, "Frank Reanier, The Superintendent of Capitola" Capitola History Museum Files

United States Census, 1870-1940

Urban Programmers, "Aptos Village Plan-Considering Historic Resources", August 2009

Urban Programmers, "Historic Resources Survey of Santa Cruz County", 1986

Correspondence:

Bonnie G. Meyer (Granddaughter of Frank Reanier), email, November 14, 2014 & November 18, 2014



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DEPARTMENT

DATE: NOVEMBER 6, 2014

SUBJECT: **124 Central Ave #14-116 APN: 036-122-13**
Design Permit and Conditional Use Permit for an addition to a Historic Single-Family home located in the R-1 (Single-Family Residential) Zoning District.
This project is in the Coastal Zone and requires a Coastal Development Permit, which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption
Property Owner: Douglas Edwards
Representative: Derek Van Alstine (filed 7/21/2014)

APPLICANT PROPOSAL

The applicant submitted a Design Permit, Conditional Use Permit, and Coastal Development Permit application for an addition to a historic, single-family home located at 124 Central Avenue. The project is located in the R-1 (Single-Family Residential) Zoning District. The plans introduce a new addition to the single family home and update the garage. The applicant is proposing to remove the rear portion of the existing home and the rear portion of the existing garage. Modifications to a historic resource require approval of a Design Permit and Conditional Use Permit by the Planning Commission and findings of compliance with the Secretary of Interior Standards.

BACKGROUND

The property was purchased by the current owner in early 2014. A termite study was done on the home and found very high levels of termite damage. To evaluate the structural integrity of the building, the building department issued an exploratory demolition permit. The contractor has been instructed not to remove any external finished to the building due to the historic significance of the building. Some of the boards around the base of the home were removed to do an assessment of the foundation. These boards will be reconstructed during the preservation of the historic home.

On September 24, 2014, the Architectural and Site Review Committee reviewed the application.

- City Planner, Katie Cattan, requested several modifications:
 1. Informed that applicant that there were several development regulations that were out of compliance, including: side yard setbacks for the addition, encroachments in the setback area, and discrepancies between the landscape plan and the site plan.
 2. Requested an existing conditions survey to verify the footprints of the existing building and setbacks.
 3. Suggested implementing recommendations of architectural historian to bring the design into compliance with the Secretary of Interior Standards.

Item #: 5.A. Attachment B. November 6, 2014 PC Packet.pdf

- City Design Representative, Frank Phanton, reviewed the application and expressed that the design does a good job of differentiating of new from historic. He noted that the addition and how it is attached to the building will not be visible from the street.
- City Landscape Representative, Craig Waltz, asked about the trees on the landscape plan and existing conditions plan. He asked that they be updated to be consistent.
- City Public Works Representative, Danielle Uharriet, informed the applicant that the storm water information was incomplete. The applicant is required to complete the storm water permit project application, an erosion control plan, and a drainage plan.
- City Building Official, Mark Wheeler, informed the applicant that at the time of construction, a survey certification for setback, foundation, and elevation will be required at time of footing and foundation and after the foundation is poured.
- The City Historian, Carolyn Swift, raised many concerns, as follows:
 1. Concern for massing of new addition. Requested a model to help the Planning Commission assess the massing of the new addition.
 2. Found the DPR to not be conclusive. Introduced additional information regarding the history of the home as related to Frank Raineir. Ms. Swift submitted written comment regarding her research. (Attachment D)
 3. Suggested that the home may be eligible at state and federal level due to association to Frank Raineir.
 4. Barn modifications include character defining feature being removed – door style, windows, barge board. The look is significantly changed. Recommends preserving.
 5. Concern that removing the original cottage will jeopardize the historic integrity of the structure. Requested that staff check with the Architectural Historian to ensure removal of the original cottage will not compromise the integrity.
 6. Stated concern that the modification would result in the home not qualifying for a future historic district in Depot Hill
 7. Requested that additional detail be provided by the home designer/contractor to show how construction will be done without impacting the portion of the existing home that will remain. Preservation plan should include how the building will be stabilized and protected during demolition of the rear portion of the building.

The applicant updated the plans following the meeting to comply with the setbacks, remove encroachments, and increase the separation between the historic home and the new addition. The applicant also submitted required storm water forms and drainage plans for the project. The applicant plans to present a 3D computer model of the home and addition at the public hearing.

To address Carolyn Swift's concerns regarding the DPR523, staff provided the applicant's historian, Ms. Bamburg, a copy of the information submitted by Ms. Swift. After Ms. Bamburg incorporated some of the findings into the DPR523, staff contracted Franklin Maggi of Archives and Architecture to complete a peer review of Ms. Bamburg's report. Mr. Maggi provided comments within a memo, including the finding that the home is potentially eligible on the Federal level within a future historic district. Ms. Bamburg then updated her report again to add Mr. Maggi's additional findings. Archives and Architecture also confirmed that if the project complies with the Secretary of Interior Standards, the home would contribute toward a future historic district.

Seth Bergstein of Past Consultants, LLC, was contracted by staff to complete the review for compliances with the Secretary of Interior Standards. When asked about the impacts of removing the original cottage, Mr. Bergstein responded, "The circa-1900 cottage was almost entirely removed when its front section was taken out to accommodate the 1908 Craftsman addition. Since only the outer walls of the earlier cottage remain and have been modified with additional window openings inserted, removal of the remaining side walls of the 1900 cottage will not jeopardize local listing."

SITE PLANNING AND ZONING SUMMARY

The follow table outlines the zoning code requirements for development in the R-1 (Single Family Residential) Zoning District relative to the application:

Development Standards			
Building Height	R-1 Regulation		Proposed
Existing Historic Home: 17'	25'-0" 27' height limit may be permitted by the PC buildings that use historic design elements		27', requesting exception for building that use historic design elements.
Floor Area Ratio (FAR)			
Lot Size			5600 sq. ft.
Maximum Floor Area Ratio for SF with Accessory Dwelling			60% (Max 3,360 sq. ft.)
Existing Home (less the demolition)			623 sq. ft.
Existing Garage (less the demolition)			864 sq. ft.
Addition First Story Floor Area Main House			989 sq. ft.
Addition Second Story Floor Area Main House			884 sq. ft.
TOTAL Floor Area			3,360 sq. ft. Complies
Yards (setbacks are measured from the edge of the public right-of-way)			
	R-1 Regulation		Proposed
Front Yard 1st Story	15 feet		5 ft. from right-of-way Existing non-conforming
Front Yard 2nd Story	20 feet		26 ft. second story
Front Yard Detached Garage	40 feet		46 ft. garage
Side Yard 1st Story	10% lot width	Lot width 60 6 ft. min.	2.5 ft. north side Existing 6 ft. north side New Add. 0 ft. south side Existing Existing non-conforming
Side Yard 2nd Story	15% of width	Lot width 60 9 ft. min	9 ft. Complies
Rear Yard 1st Story	20% of lot depth	Lot depth 100 ft 20 ft. min.	31 ft. from property line
Rear Yard 2nd Story	20% of lot depth	Lot depth 100 ft 20 ft. min	31 ft. from property line
Detached Garage	3 ft. minimum side yard		0 ft. Existing Non-conforming
	8 ft. minimum rear yard		10 ft. from property line
Encroachments (list all)	Existing rock wall in right-of-way		Rebuilding existing dry stacked rock wall. Minor encroachment permit required.
Parking			
	Required		Proposed
Residential (from <u>2,601</u> up to <u>4,000</u> sq. ft.)	4 spaces total 1 covered 3 uncovered		4 spaces total 1 covered 3 uncovered
Underground Utilities: required with 25% increase in area			Required
Landscape Plan: 15% canopy coverage			Complies

DISCUSSION

The structure at 124 Central Avenue is located within the Depot Hill neighborhood. The home is listed on the 1986 Architectural Survey, the 2005 City of Capitola Historic Structures List, and the 2004 Depot Hill Historic District Feasibility Study. The City of Capitola Historic Context Statement explains

that the original subdivision of the Depot Hill area was under the control of the Hihn Company from 1884 to 1919. The home is one of the original structures built during the settlement period of the neighborhood. The property consists of a Craftsman style bungalow and a large garage with a secondary dwelling unit on the second floor. The neighborhood is a mix of primarily single-family homes with some secondary dwelling units and multi-family dwellings.

Non-Conforming Structure

The historic structure does not comply with the front yard and side yard setback regulations of the zoning code; and therefore, is a non-conforming structure. Pursuant to code section 17.72.070, an existing non-complying structure that will be improved beyond 80% of the present fair market value of the structure, may not be made unless the structure is brought into compliance with the current zoning regulations. The building official has reviewed the existing versus proposed values and concluded that the new addition will exceed the 80%. The remodel and addition of the primary historic structure are valued at 107%. (Attachment B). The addition is in compliance with all setback and height regulations. To bring the historic home into compliance with setbacks would require relocating the home on the site and is contrary to the Secretary of Interior Standards. Staff requests the Planning Commission provide the applicant with direction to either:

1. Apply for a variance to allow the Historic Structure to encroach into required setbacks, or
2. Modify plans to come into compliance with the 80% regulation.

Compliance with Historic Standards

A State of California Department of Parks and Recreation Primary Record Form (DPR523) was completed by historian Bonnie Bamburg and submitted by the applicant to the City (Attachment C). The DPR523 explains that the original home was built by the Hihn company in 1905 and was a simple cottage. In 1908, the home was enlarged and refaced with the Craftsman Style bungalow added onto the front façade of the home in 1908. Ms. Bamburg concluded that the home qualifies as a historic resource at the local level and at the federal level within a future Depot Hill historic district.

During the review by the architectural and site review committee, local historian, Carolyn Swift, challenged the analysis within the DPR523. She provided additional findings regarding 124 Central's association to Frank Reanier. Ms. Bamburg incorporated those items she was able to find documentation to support. Upon receipt of the updated DPR523, staff sent the document for peer review by Franklin Maggi of Archives and Architecture. Mr. Maggi provided a memo of his finding. (Attachment E) Mr. Maggi found that the home could qualify at the Federal level within a future historic district. Ms. Bamburg updated the DPR523 to incorporate this additional position. (Attachment C)

Although CEQA does not directly address situations where there is a disagreement among experts, the courts have found that disagreements related to the significance of an impact constitutes a "fair argument" and therefore trigger the EIR requirement. In this case, there appears to be disagreement regarding the home's eligibility for listing on the state register, but all parties agree that the home is locally significant (and therefore significant under CEQA). Accordingly, the proposed addition must be designed consistent with the Secretary of Interior's standards to preserve the integrity of the resource in order to qualify for a CEQA Exemption or a Negative Declaration.

The City of Capitola contracted architectural historian, Seth Bergstein, to review the plans for compliance with the Secretary of the Interior Standards. Mr. Bergstein reviewed the original August 13, 2014, plans, revised September 3, 2014, plans, and the current design. Mr. Bergstein provided the following feedback related to the current design:

1. The revised drawings continue to show relocation of the historic Craftsman residence's original front door, which is not recommended.
2. The revised drawings show additional massing of the proposed two-story addition, with large, gable-roofed dormers proposed on both side elevations. The dormers were not part of the design

in the previous set of drawings reviewed for the September 16, 2014, letter. The dormers bring additional massing to the upper story of the proposed addition. The appearance of a hyphen between the historic Craftsman residence and the proposed addition does not seem to have been achieved. Rather, the dormers on the roofline make the massing of the proposed addition's second story appear larger than the previous design. In our opinion, the massing of the addition continues to appear out of scale and proportion with the historic Craftsman residence. For this reason, the addition does not satisfy Standard 9 of the *Secretary of the Interior's Standards for Rehabilitation*.

3. The latest drawings do retain the fascia boards of the garage building, as recommended.

Staff has compiled the evolution of the elevations during the 3 reviews into one document to assist the Planning Commission with understanding the modification that have taken place to date. (Attachment G)

If the Planning Commission agrees with Mr. Bergstein's recommendations, the applicant must revise the plans to comply with the standards. If the Planning Commission decides the design is in compliance with the standards, the plans qualify for the CEQA exemption and may be approved as designed.

Underground Utilities

Pursuant to §17.81.180, residential remodels that result in an increase of 25 percent or greater of existing square footage shall be required to place existing overhead utility lines underground to the nearest utility pole. The remodel is greater than 25 percent of the existing square footage; therefore, the utilities must be placed underground. Exceptions to this requirement can be made by the Planning Commission if it is determined that a hardship exists. Financial hardships are not the basis for exceptions, which may be granted primarily for environmental reasons, such as tree preservation, proximity to watercourses or archaeological sites, and similar considerations.

CEQA REVIEW

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located in the R-1 (single family) zoning district. As proposed, this project is not consistent with the Secretary of the Interior's Standards and therefore does not qualify for the CEQA exemption.

RECOMMENDATION

Staff recommends the Planning Commission review the application, provide the applicant direction regarding the massing of the addition, location of the front door and window, and the non-conforming valuation, and **continue** project application #14-116 based on the findings.

FINDINGS

A. The application, subject to the conditions imposed, does not secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project does not secure the purpose of the Zoning Ordinance or General Plan. The integrity of the historic resource would be compromised within the proposed design.

B. The application will not maintain the character and integrity of the neighborhood.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the addition to the historic resource. The new addition is not sited appropriately to not overwhelm the historic structure. The massing overwhelms the existing

structure and will compromise the integrity of the historic resource and eligibility within a future Depot Hill historic district.

C. This project does not qualify to be categorically exempt under Section 15331 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located in the R-1 (single family) zoning district. As proposed, this project is not consistent with the Secretary of the Interior's Standards and therefore does not qualify for the CEQA exemption.

ATTACHMENTS

Attachment A: Plans

Attachment B: Non-conforming Valuation

Attachment C: DPR523 Primary Record

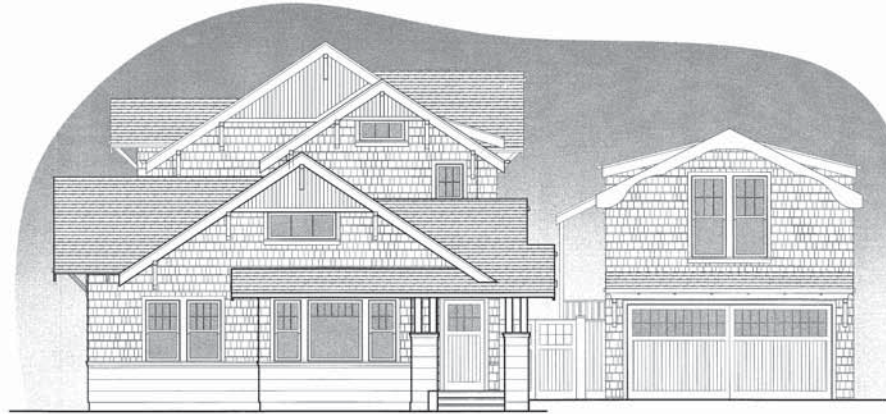
Attachment D: Comments from Local Historian Carolyn Swift

Attachment E: Peer Review of DPR523 by Archives and Architecture

Attachment F: Review of Secretary of Interior Standards for Rehabilitation.

Attachment G: Compilation of submitted elevations

EDWARDS RESIDENCE



VICINITY MAP



PARCEL MAP



STRUCTURAL DATA

SETBACKS		REQUIRED	PROPOSED		
FRONT YARD	GARAGE	40'-0"	EXISTING TO REMAIN		
	1st STORY	15'-0"	EXISTING TO REMAIN		
	2nd STORY	15'-0"	26'-3"		
REAR YARD	1st STORY	20'-0" (20% OF DEPTH)	33'-0"		
	2nd STORY	20'-0" (20% OF DEPTH)	33'-0"		
SIDE YARD	1st STORY	6'-0" (10% OF WIDTH)	6'-5"		
	2nd STORY	9'-0" (15% OF WIDTH)	9'-0"		
HEIGHT					
FLOOR AREA RATIO		LOT SIZE: 5,600 sq.ft.	MAX (60%): 3,360 sq.ft.	PROPOSED (60%): 3,357 sq.ft.	
	EXISTING HABITABLE SPACE	FIRST FLOOR COVERED DECK OR PORCH	EXISTING GARAGE # SECOND UNIT	ADDITIONAL GARAGE # SECOND UNIT	TOTAL
(P) 1st STORY	1,456 S.F.	161 S.F.	66 S.F.	611 S.F.	< 183 S.F. > 2,045 S.F.
(P) 2nd STORY	611 S.F.	273 S.F.	-	611 S.F.	< 183 S.F. > 1,312 S.F.
(P) TOTAL	2,067 S.F.	434 S.F.	PORCH CREDIT 1,222 S.F.	< 366 S.F. >	3,357 S.F.
PARKING		REQUIRED	PROPOSED		
		1 COVERED 3 UNCOVERED	1 COVERED 3 UNCOVERED		
TOTAL		4 SPACES	4 SPACES		

* THERE IS A CREDIT OF 150 sq.ft. FOR FIRST FLOOR COVERED PORCHES.

BUILDING INFORMATION

PROJECT DESCRIPTION:
264 S.F. 2-STORY ADDITION TO (E) 3,093 SINGLE FAMILY RESIDENCE w/ DETACHED GARAGE.

PROJECT ADDRESS:
124 CENTRAL AVENUE
CANTOLA, CA 95010

PARCEL NUMBER:
036-122-13

ZONING DESIGNATION:
R-1

OCCUPANCY CLASSIFICATION:
R3

ADDRESS NUMBERING:
ADDRESS NUMBERS SHALL BE MAINTAINED AND PLAINLY VISIBLE FROM THE STREET. NUMBERS SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.

CODE NOTE:
THESE PLANS CONFORM TO THE 2013 CALIFORNIA RESIDENTIAL, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODE. STRUCTURAL ENGINEERING TO CONFORM TO 2013 CALIFORNIA BUILDING CODE (I.E., IRC, IBC, UMC, UPC, AND NEC) AS AMENDED BY THE STATE OF CALIFORNIA.

CONTACTS

OWNER:
DOUG & KRISTEN EDWARDS
907 MANOR WAY
LOS ALTOS, CA 95010
(650) 968-4250

PROJECT DESIGNER:
DEREK VAN ALSTINE RESIDENTIAL DESIGN, INC.
DEREK VAN ALSTINE
716 SOQUEL AVENUE SUITE A
SANTA CRUZ, CA 95062
PH: (831) 426-6440
FAX: (831) 426-6444
derek@vanalstine.com

STRUCTURAL ENGINEER:
REDWOOD ENGINEERING LEONARD WILLIS, P.E.
716 SOQUEL AVENUE SUITE A
SANTA CRUZ, CA 95062
PH: (831) 426-6444
FAX: (831) 426-6444
redwoodengineering@prodigy.net

LANDSCAPE ARCHITECT:
ELLEN COOPER & ASSOCIATES
ELLEN COOPER
612 WINDSOR STREET
SANTA CRUZ, CA 95062
PH: (831) 426-6645
FAX: (831) 426-6645

ENERGY COMPLIANCE:
LINDA BUTLER, CEPE
124 OTIS ST
SANTA CRUZ, CA 95060
PH: (831) 345-1026

SURVEYOR:
LUKE BEAUTZ
2275 KINSLEY STREET #3
SANTA CRUZ, CA 95062
PH: (831) 475-6635
FAX: (831) 463-6514

DRAWING INDEX

BUILDING DESIGN	
T1	TITLE SHEET
BOUNDARY SURF	
L1	LANDSCAPE PLAN
L2	DRAINAGE & EROSION CONTROL PLAN
L3	EROSION DETAILS
E1	EXISTING SITE PLAN
E2	FIRST FLOOR DEMOLITION PLAN
E3	SECOND FLOOR DEMOLITION PLAN
E4	EXISTING EXTERIOR ELEVATIONS
E5	EXISTING EXTERIOR ELEVATIONS
E6	EXISTING PHOTOS
E7	EXISTING PHOTOS
A1	SITE PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	ROOF PLAN
A5	EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	EXISTING / PROPOSED ELEVATIONS

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
716 SOQUEL AVENUE SUITE A, SANTA CRUZ, CALIFORNIA
95062-6645
PHONE: (831) 426-6440 FAX: (831) 426-6444

DVRD
DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.

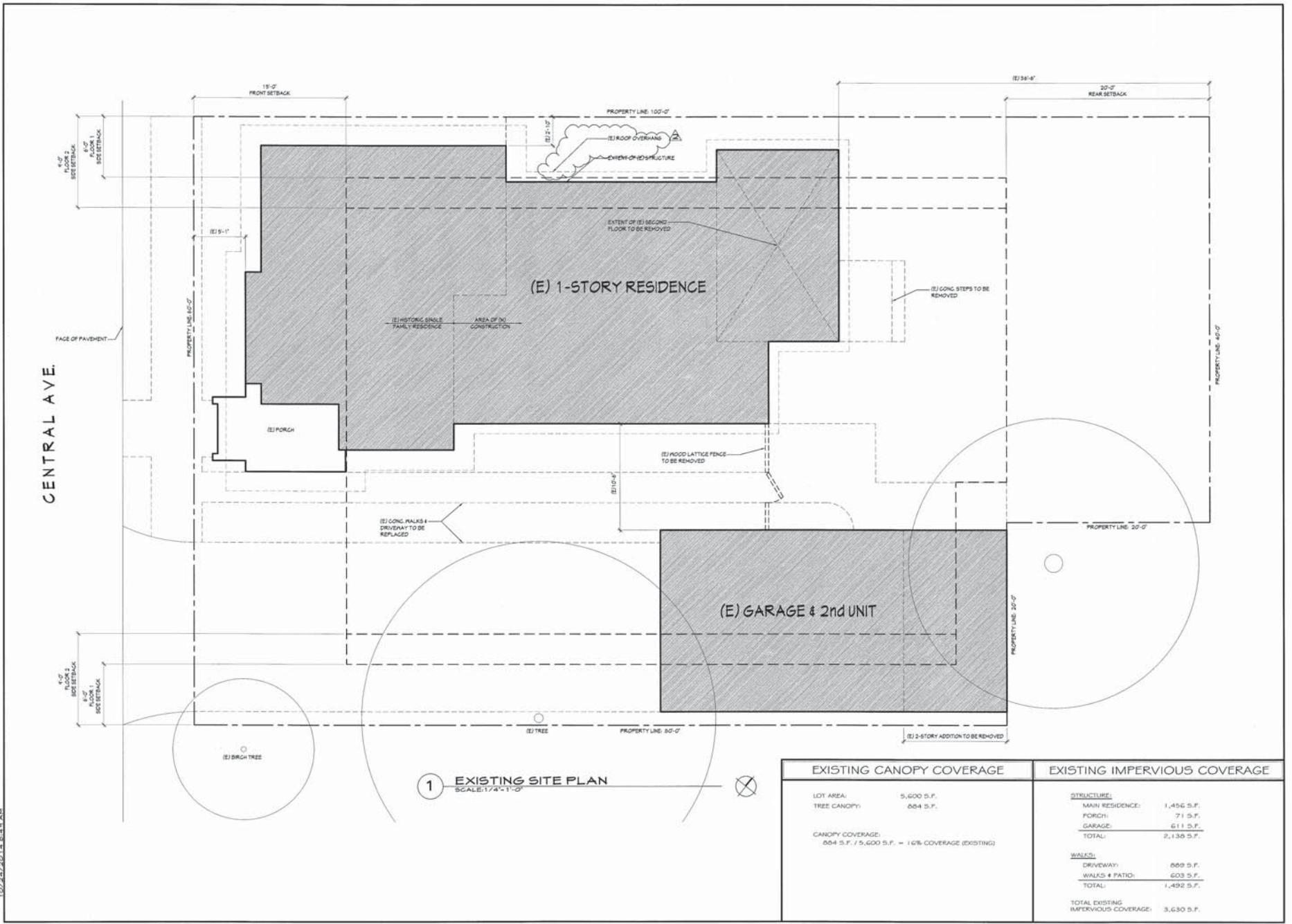
EDWARDS RESIDENCE

Item #: 5.A. Attachment B. November 6, 2014 PC Packet.pdf

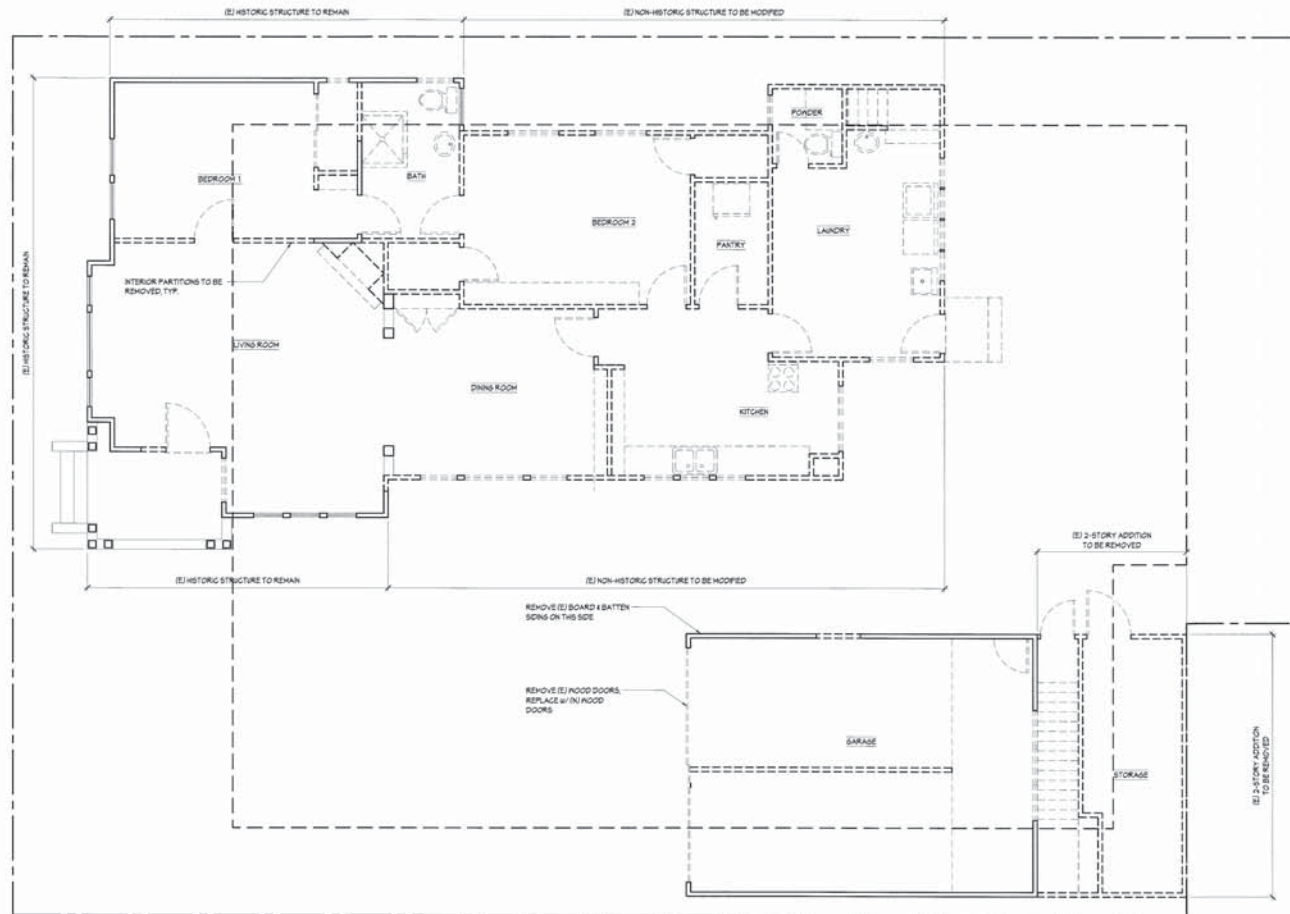
NO.	DATE	ISSUE
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NOT FOR CONSTRUCTION

ISSUE DESCRIPTION	09-12-10
SCHEMATIC DESIGN	JULY 15, 2014
ERRATA DEVELOPMENT	
PLANNING SUBMITTAL	JULY 18, 2014
BUILDING SUBMITTAL	
REVISIONS	
PLANNING REVISIONS	10-09-14
PLANNING REVISIONS	10-24-14



EXISTING CANOPY COVERAGE		EXISTING IMPERVIOUS COVERAGE	
LOT AREA:	5,600 S.F.	<u>STRUCTURE:</u>	
TREE CANOPY:	884 S.F.	MAIN RESIDENCE:	1,456 S.F.
		PORCH:	71 S.F.
		GARAGE:	611 S.F.
		TOTAL:	2,138 S.F.
CANOPY COVERAGE:	884 S.F. / 5,600 S.F. = 16% COVERAGE (EXISTING)	<u>WALKS:</u>	
		DRIVEWAY:	669 S.F.
		WALKS & PATIO:	603 S.F.
		TOTAL:	1,492 S.F.
		TOTAL EXISTING IMPERVIOUS COVERAGE:	3,630 S.F.



1 FIRST FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

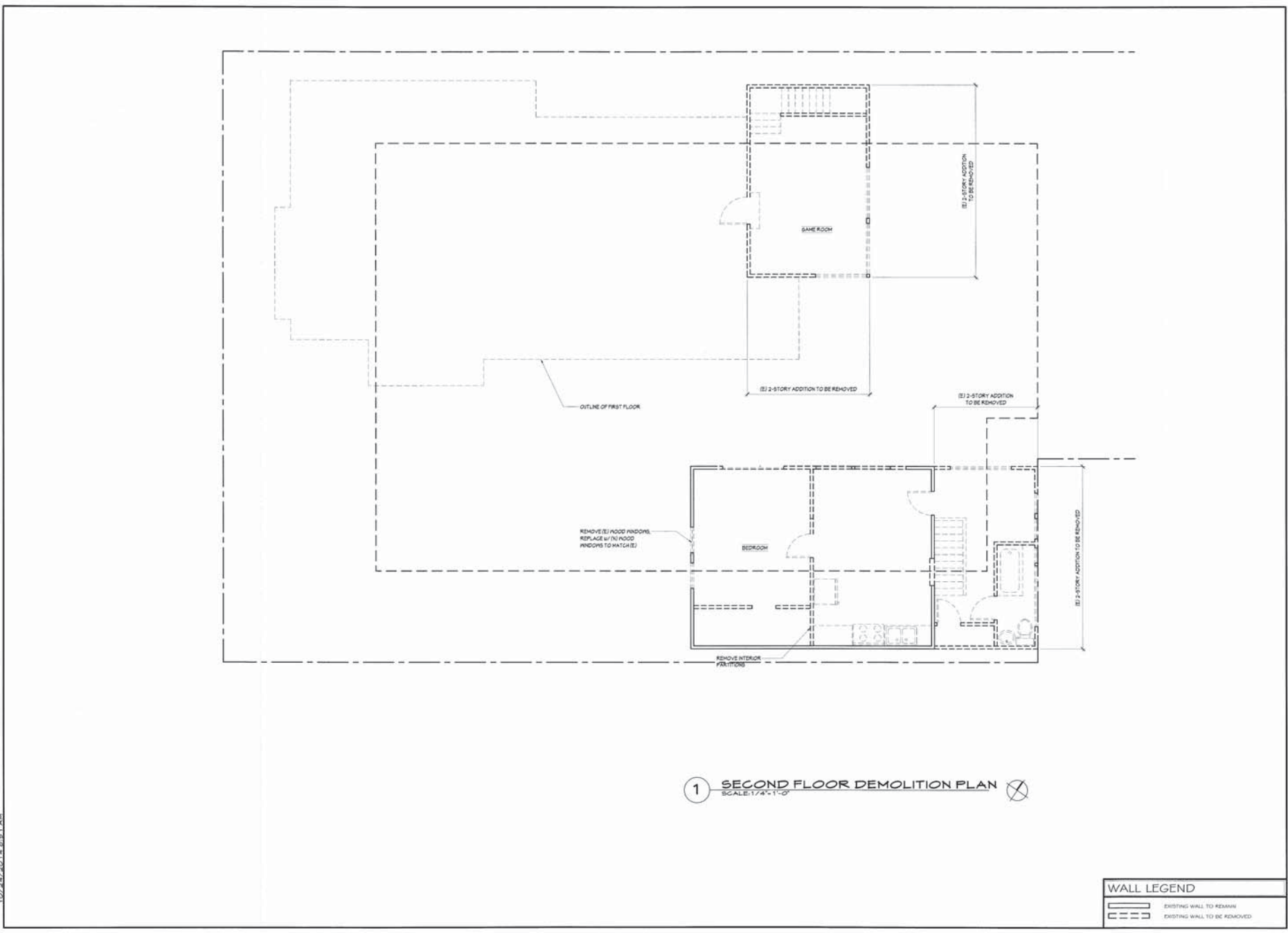
DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
716 SOQUEL AVENUE SUITE A, SANTA CRUZ, CALIFORNIA
831.454.7100

DVRD
1888 CALIFORNIA
PROVIDER

EDWARDS RESIDENCE
Item #: 5.A. Attachment B. November 6, 2014 PC Packet.pdf

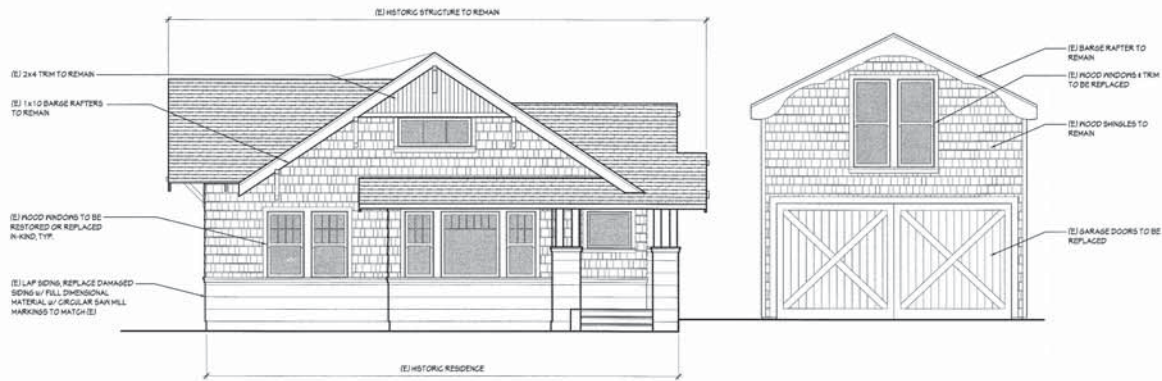
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FORMAT	JULY 11
REVISION	JULY 11
PLANNING	JULY 11
BUILDING	JULY 11
DATE	
PLANNING	10
PLANNING	10
PLANNING	10
SEAL	
FLOOR #	1

Note: November 6, 2014 Planning Commission

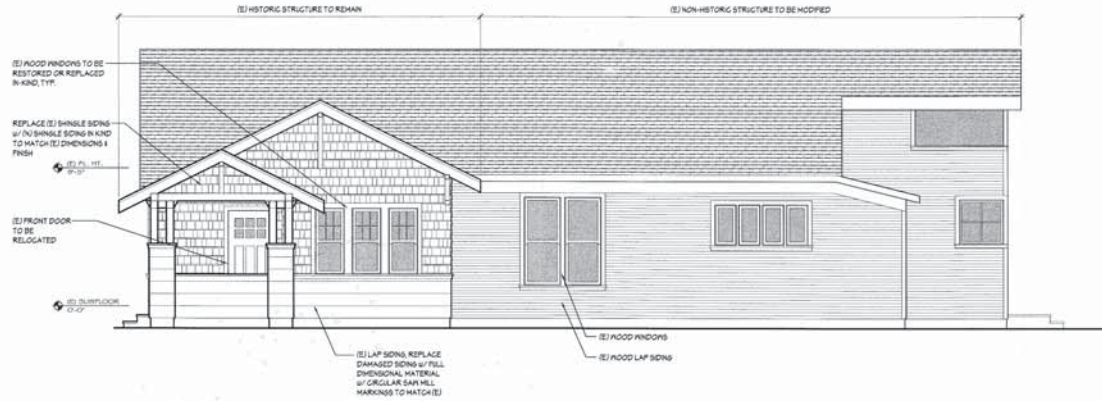


1 SECOND FLOOR DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

WALL LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE REMOVED



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
THE SOURCE: LAYTONVILLE, SANTA CRUZ CALIFORNIA
1000 WILSON AVENUE, SUITE 100
LAYTONVILLE, CA 95026

DVRD
DESIGN & CONSTRUCTION
1000 WILSON AVENUE, SUITE 100
LAYTONVILLE, CA 95026

EDWARDS RESIDENCE
1000 WILSON AVENUE, SUITE 100
LAYTONVILLE, CA 95026

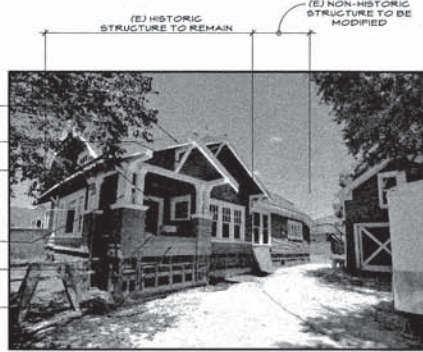
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INSUR. DES.	INSURANCE
SCHEMATIC	JULY 15
EXHIBIT	JULY 16
PLANNING I	JULY 16
REVISIONS	
NOV 10	PLANNING I
JAN 10	PLANNING I
MAR 10	PLANNING I

NOT FOR CONSTRUCTION
EXISTING ELEVATION

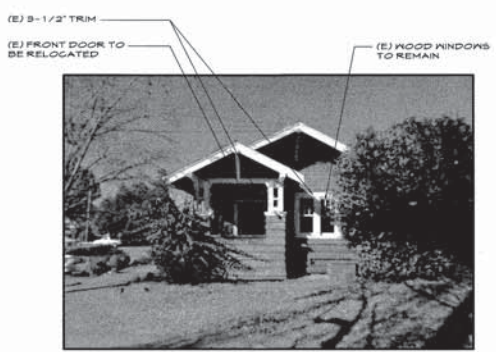
Item #: 5.A. Attachment B. November 6, 2014 PC Packet.pdf



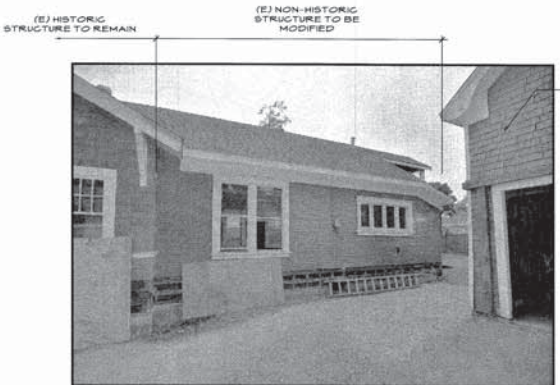
1 EXISTING FRONT ELEVATION - RESIDENCE
SCALENONE



2 EXISTING SIDE ELEVATION - RESIDENCE
SCALENONE



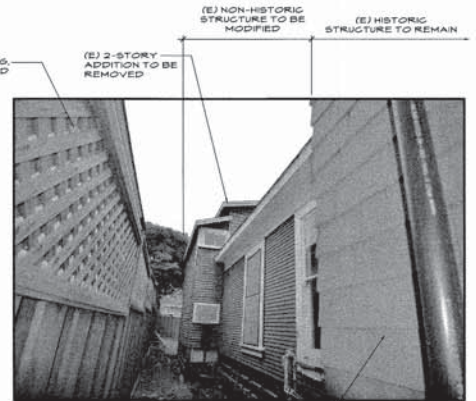
3 EXISTING SIDE ELEVATION - RESIDENCE
SCALENONE



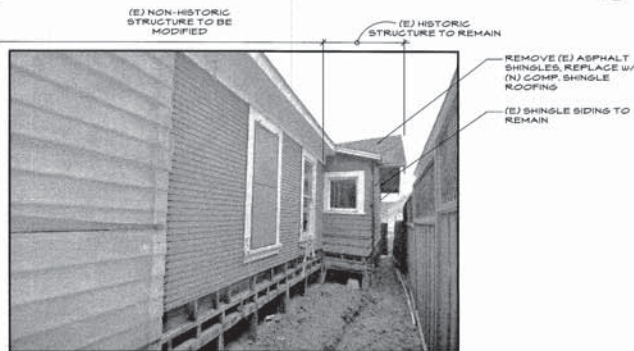
4 EXISTING SIDE ELEVATION - RESIDENCE
SCALENONE



5 EXISTING REAR ELEVATION - RESIDENCE
SCALENONE



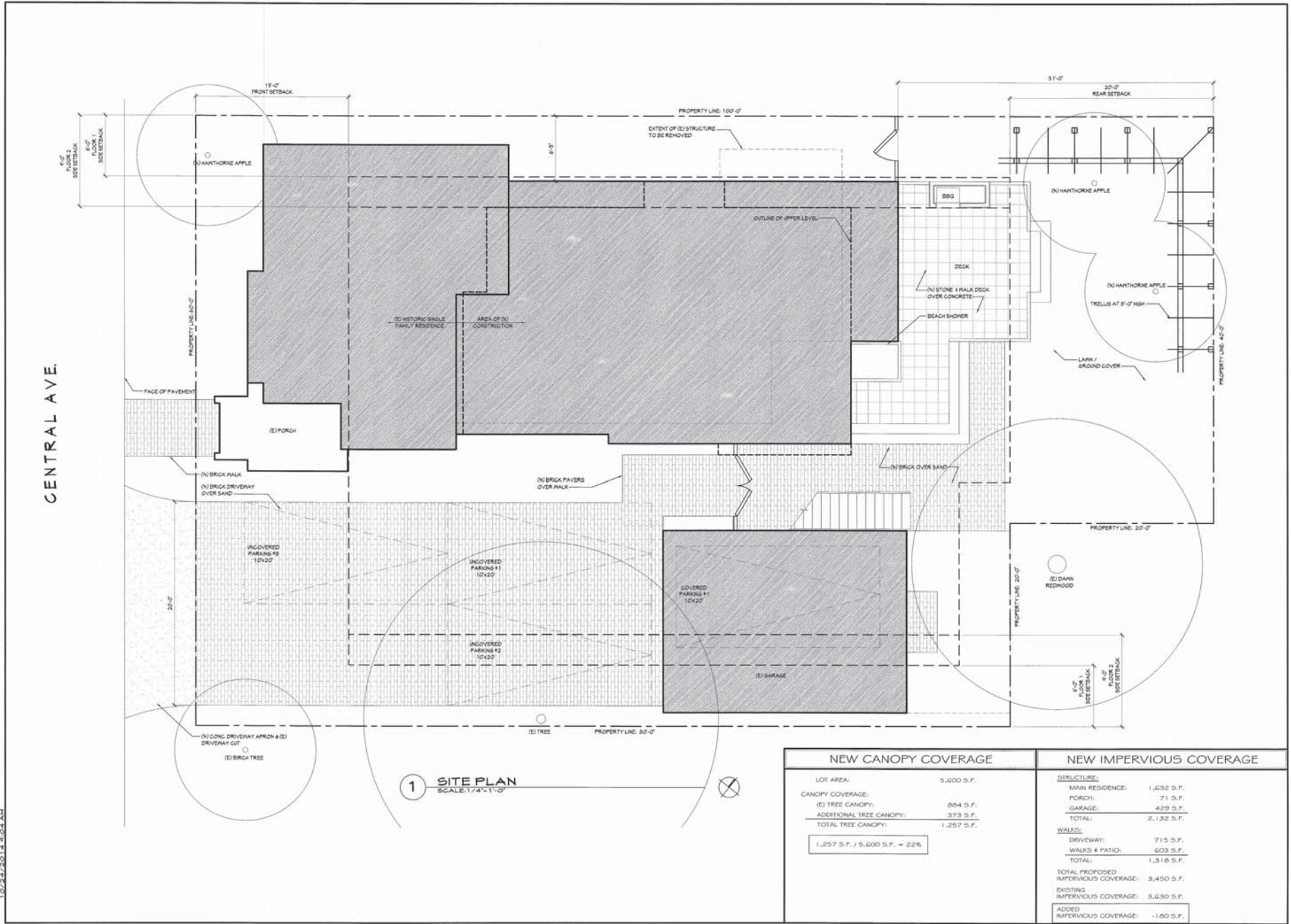
6 EXISTING SIDE ELEVATION - RESIDENCE
SCALENONE



7 EXISTING SIDE ELEVATION - RESIDENCE
SCALENONE



8 EXISTING SIDE ELEVATION - RESIDENCE
SCALENONE

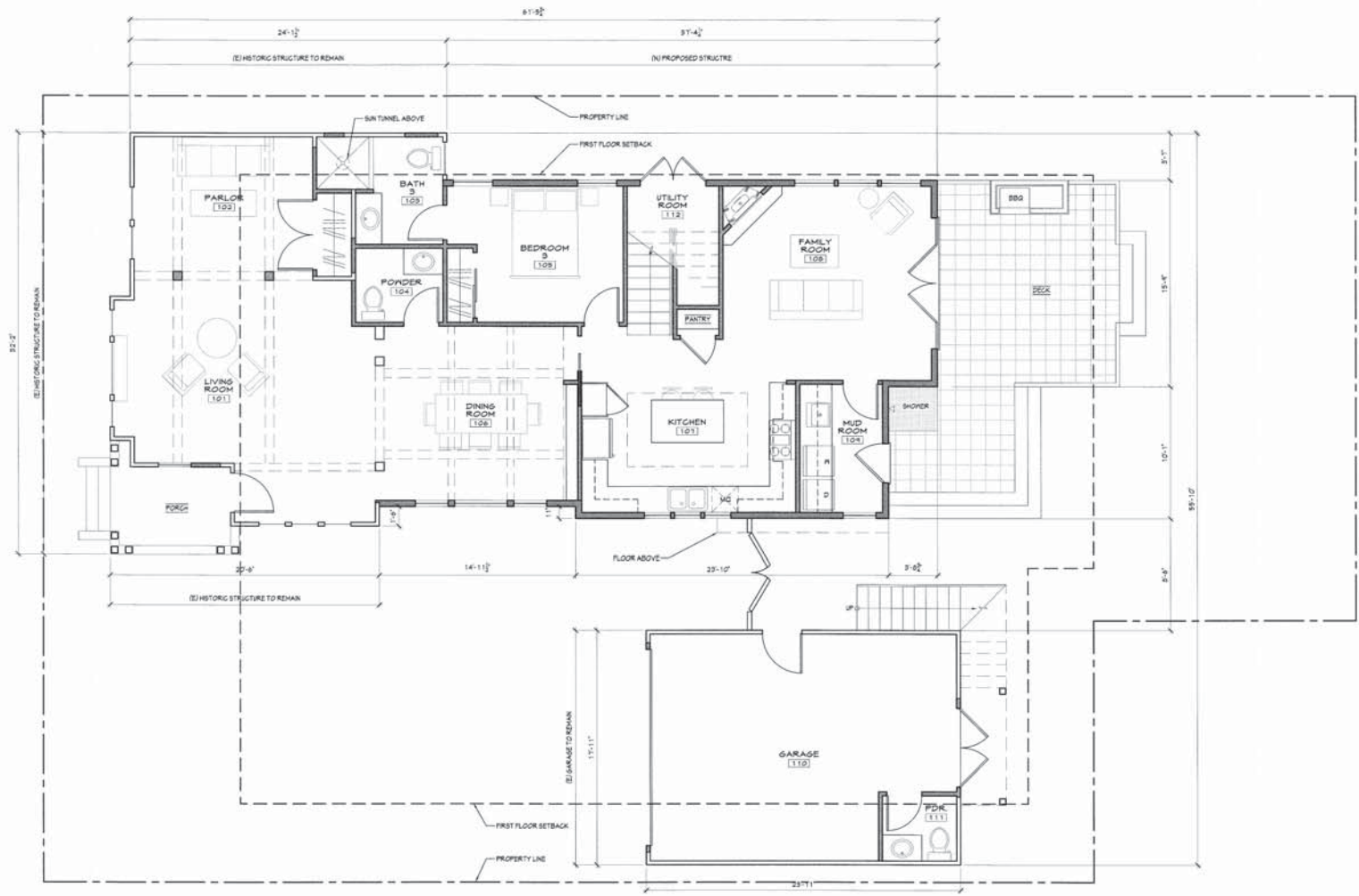


1 SITE PLAN
SCALE: 1/4" = 1'-0"

NEW CANOPY COVERAGE		NEW IMPERVIOUS COVERAGE	
LOT AREA:	5,600 S.F.	STRUCTURE:	
CANOPY COVERAGE:		MAIN RESIDENCE:	1,632 S.F.
(E) TREE CANOPY:	604 S.F.	PORCH:	71 S.F.
ADDITIONAL TREE CANOPY:	373 S.F.	GARAGE:	429 S.F.
TOTAL TREE CANOPY:	1,257 S.F.	TOTAL:	2,132 S.F.
$1,257 \text{ S.F.} / 5,600 \text{ S.F.} = 22\%$		WALKS:	
		DRIVEWAY:	715 S.F.
		WALKS & PATIO:	603 S.F.
		TOTAL:	1,318 S.F.
		TOTAL PROPOSED IMPERVIOUS COVERAGE:	3,450 S.F.
		EXISTING IMPERVIOUS COVERAGE:	3,630 S.F.
		ADDED IMPERVIOUS COVERAGE:	-180 S.F.

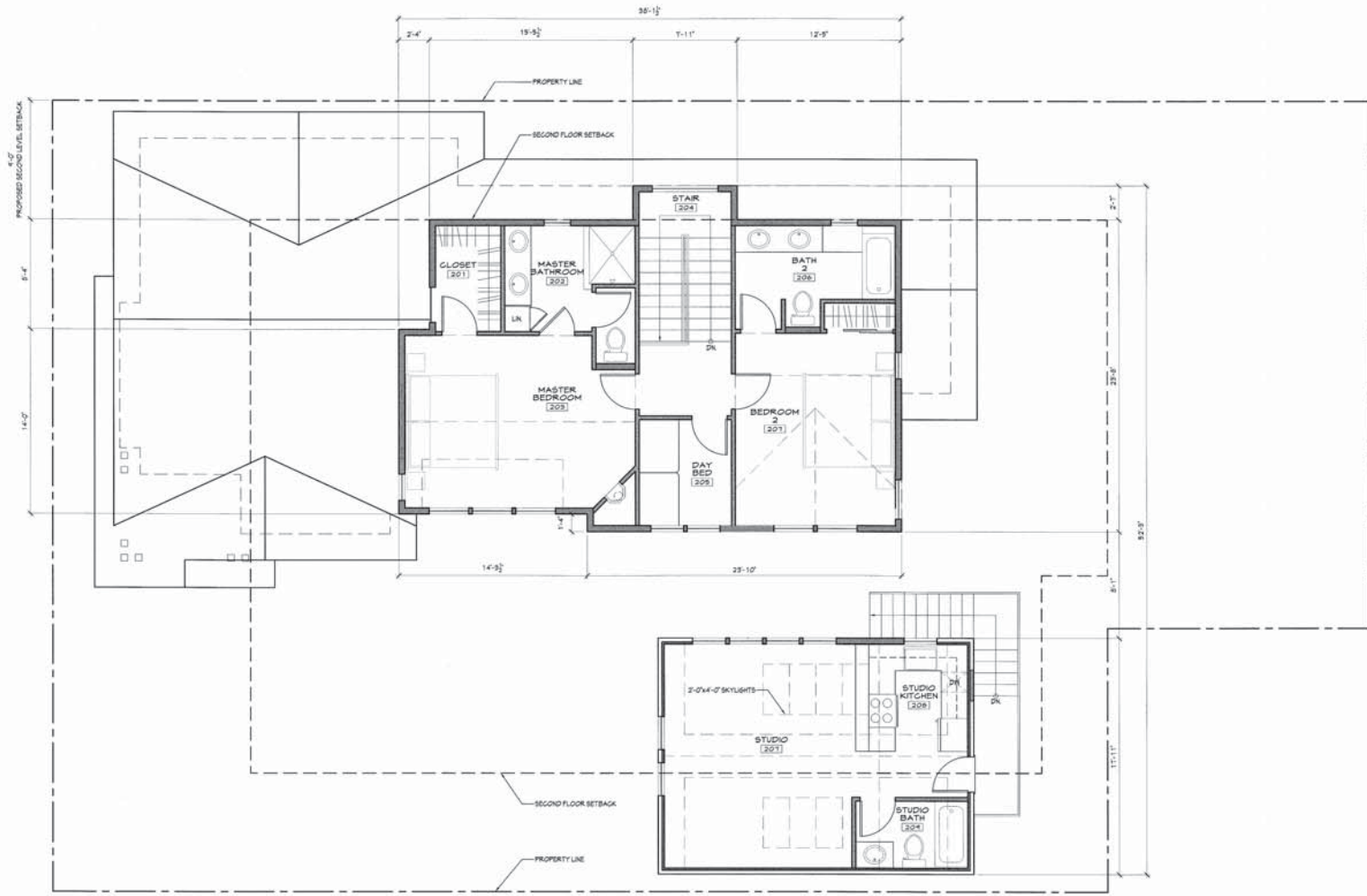
Note: November 6, 2014 Planning Commission

026-122-13	ISSUE DESCRIPTION
SCHEMATIC DESIGN: JULY 15, 2014	DEVELOPMENT
PLANNING SUBMITTAL: JULY 15, 2014	BUILDING SUBMITTAL:
REVISIONS:	
10-09-14	PLANNING REVISIONS
10-24-14	PLANNING REVISIONS



1 FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Note: November 6, 2014 Planning Commission



1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DEREK VAN ALSTINE
 RESIDENTIAL DESIGN INC.
THE SQUARE AVENUE SUITE A, SANTA CRUZ, CALIFORNIA 95061
 (408) 298-0100 FAX (408) 298-0101

DVRD
DESIGNER
REGISTERED ARCHITECT

EDWARDS RESIDENCE
1000 EDWARDS DRIVE, SANTA CRUZ, CA 95061

Item #: 5.A. Attachment B. November 6, 2014 PC Packet.pdf

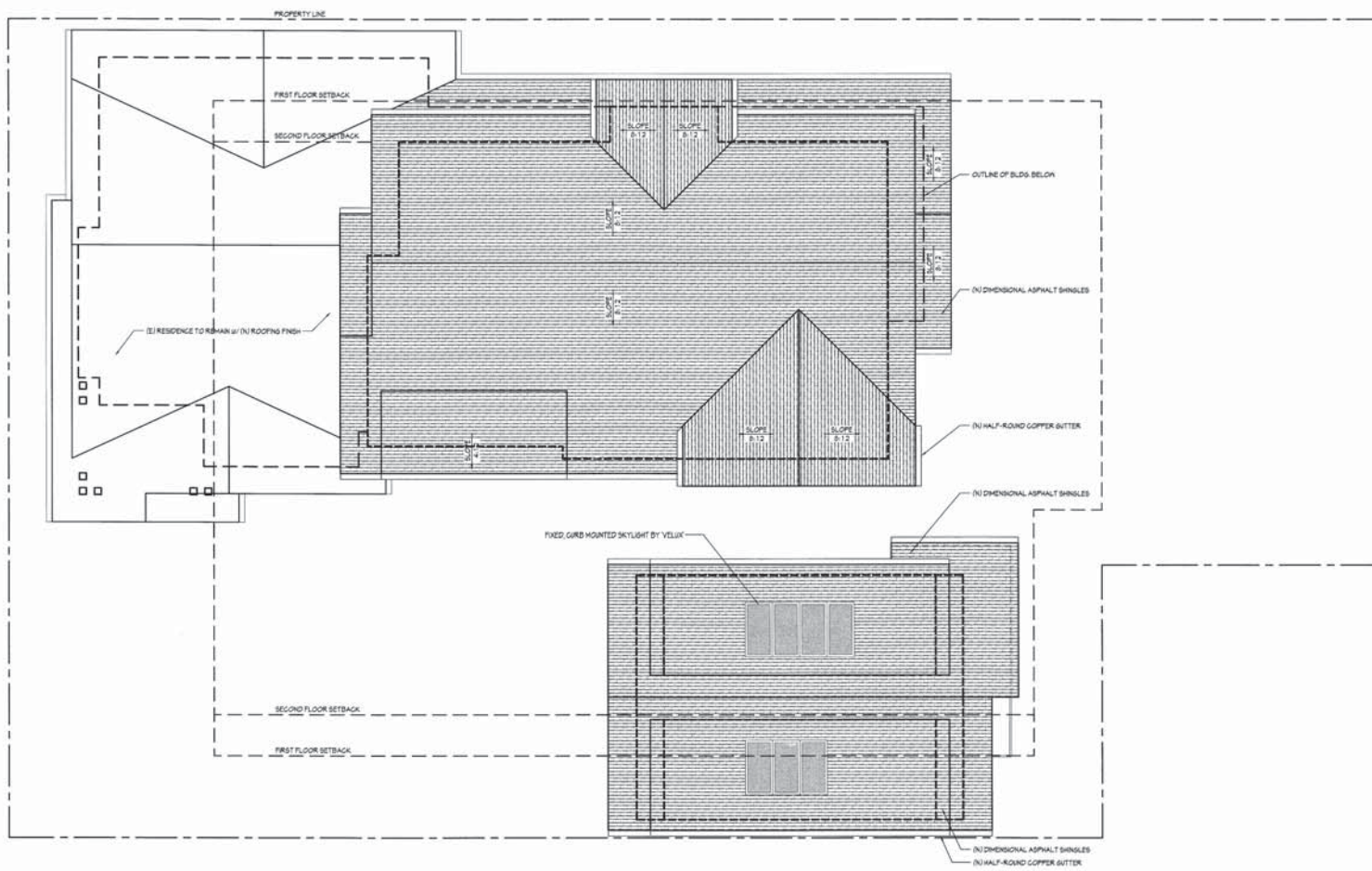
NO.	000-000-000
ISSUE NO.	
SCHEDULE	
PLANNING	JULY 1
BUILDING	JULY 1
REVISIONS	
NO.	
DATE	
DESCRIPTION	
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2	IC PLANNING
3	IC PLANNING
4	IC PLANNING
5	IC PLANNING
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8	IC PLANNING
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10	IC PLANNING

PREPARED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: [Date]

Note: November 6, 2014 Planning Commission

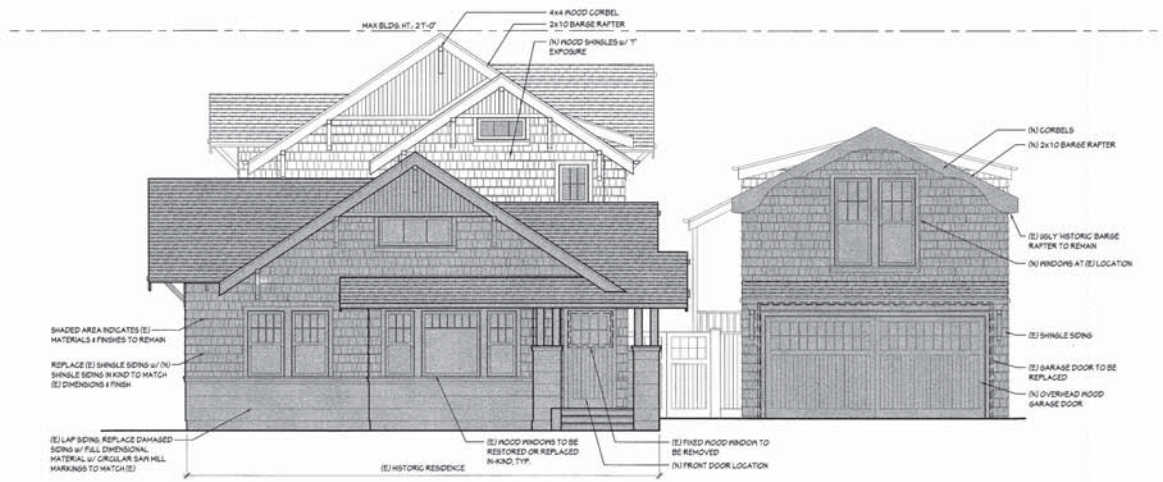
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ISSUE DESCRIPTION	
SCHEMATIC DESIGN	JULY 15, 2014
DESIGN DEVELOPMENT	
PLANNING SUBMITTAL	JULY 16, 2014
BUILDING SUBMITTAL	
REVISIONS	
△ 10-09-14	PLANNING REVISIONS
△ 10-24-14	PLANNING REVISIONS

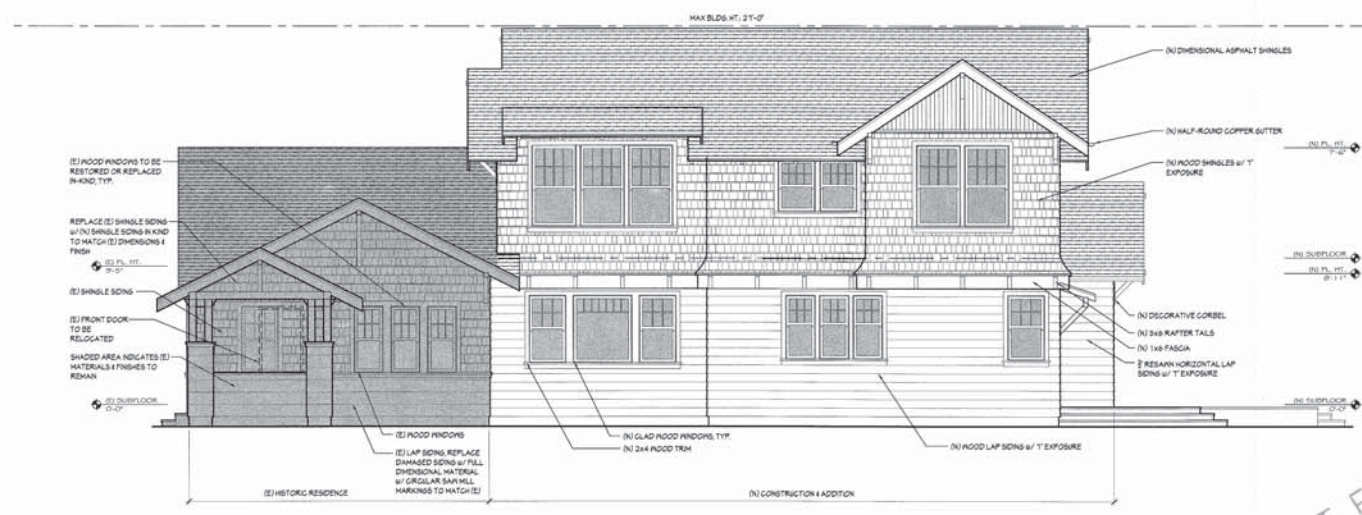


1 ROOF PLAN
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION



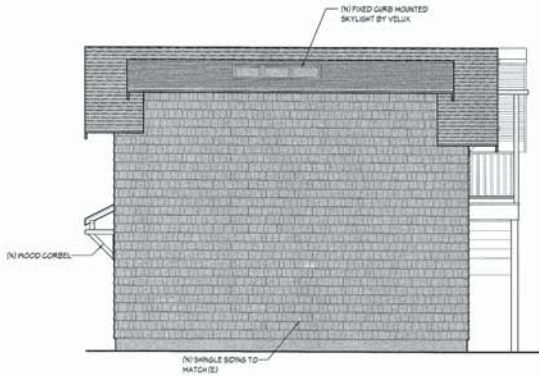
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



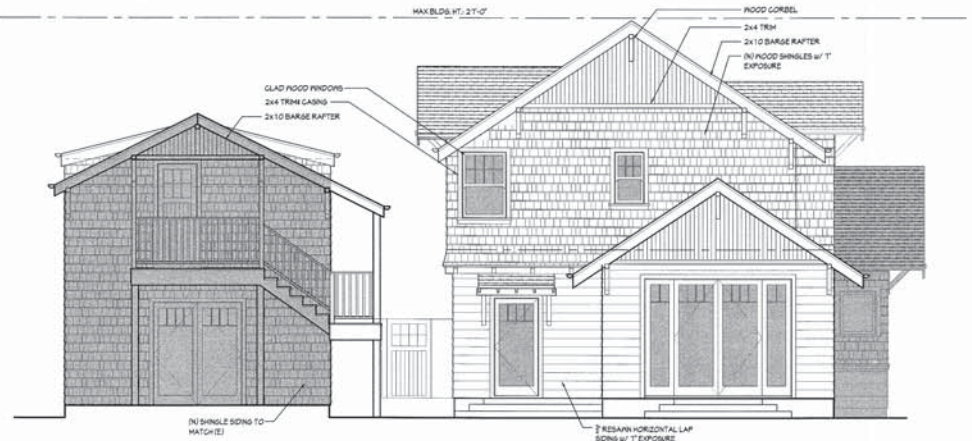
2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

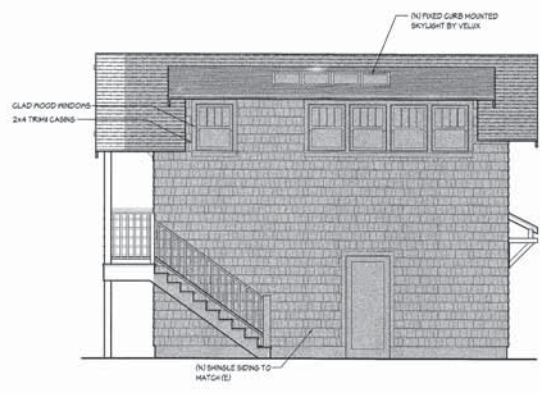
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ISSUE / DESCRIPTION	
SCHEMATIC DESIGN	JULY 15, 2014
ENGLISH DEVELOPMENT	
PLANNING SUBMITTAL	JULY 16, 2014
BUILDING SUBMITTAL	
REVISIONS	
10-09-14	PLANNING REVISIONS
10-24-14	PLANNING REVISIONS
EXISTING / PROPOSED	



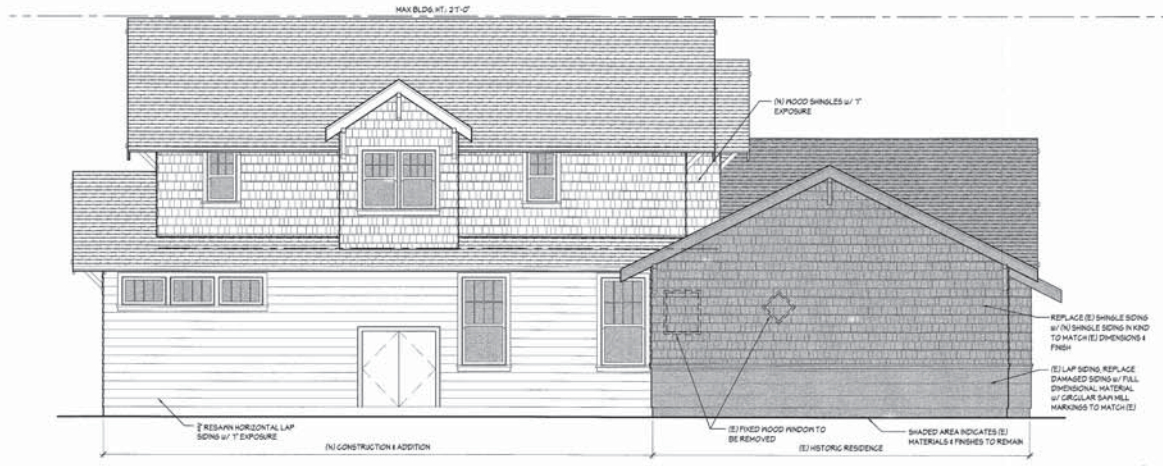
3 SIDE ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

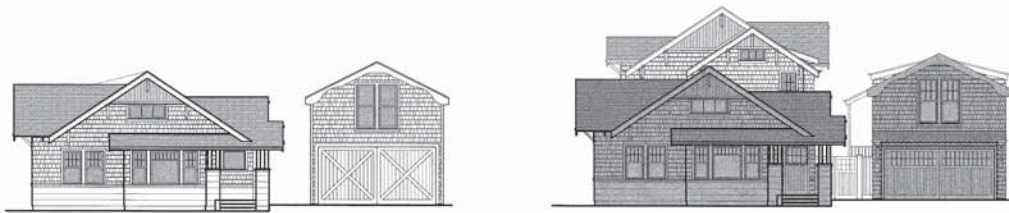


4 SIDE ELEVATION - GARAGE
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

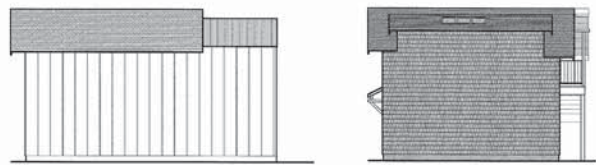
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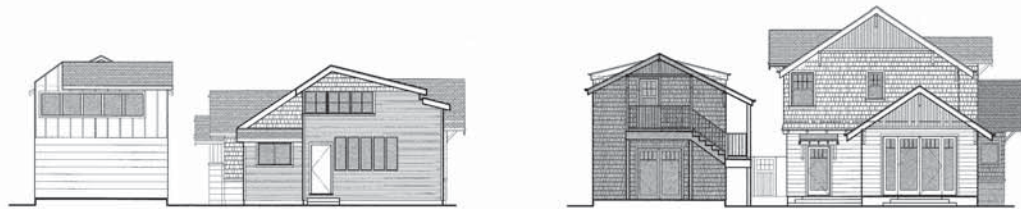
1 FRONT ELEVATION - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"



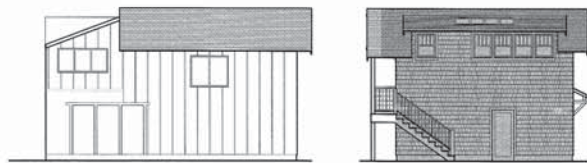
2 SIDE ELEVATION - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"



5 GARAGE SIDE ELEVATION - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"



3 REAR ELEVATION - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"



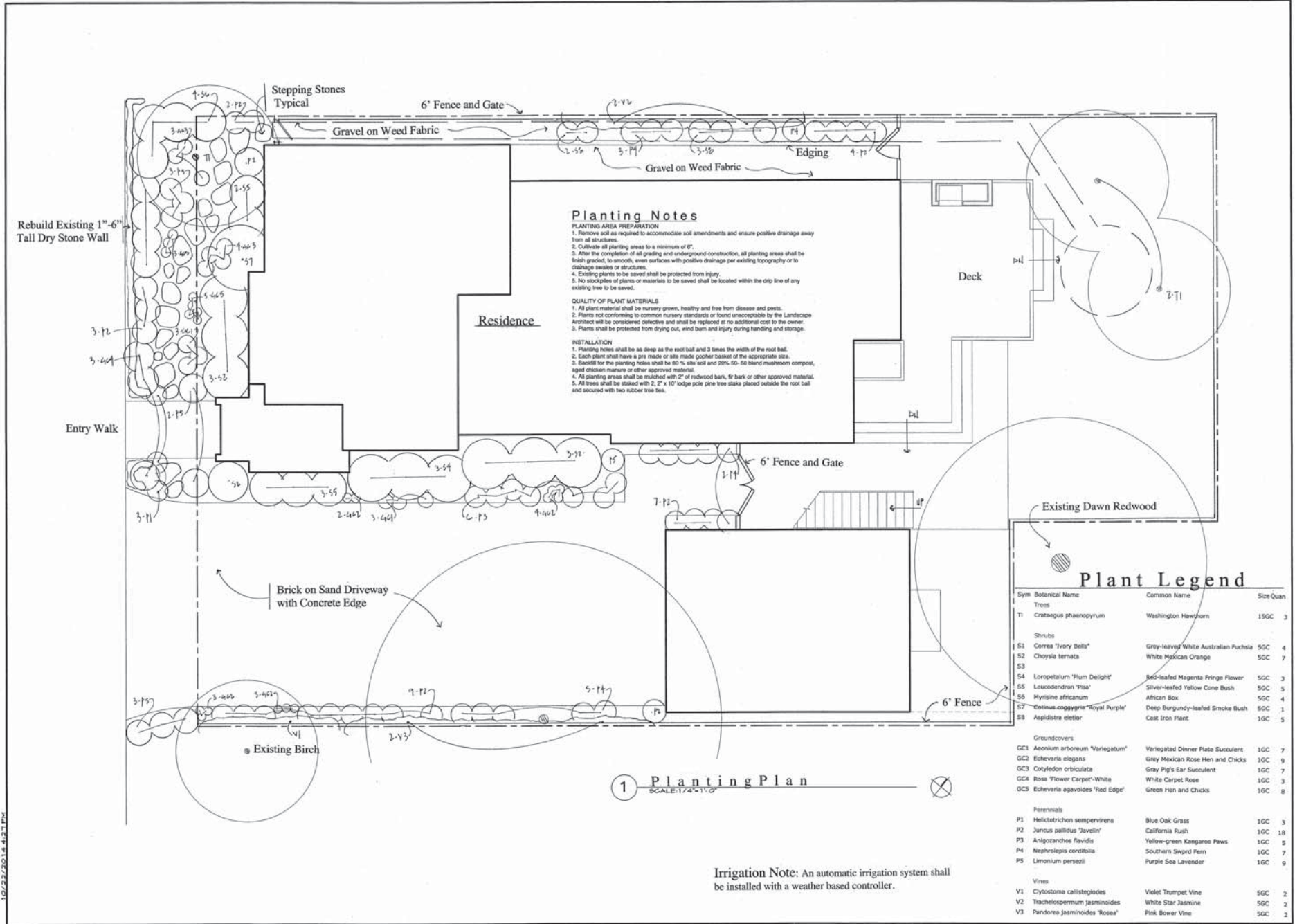
6 GARAGE SIDE ELEVATION - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION - EXISTING & PROPOSED
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

DATE	028-1
ISSUE DES	
SCHEDULE	JULY 15
DESIGN DEV	
PLANNING 1	JULY 16
BUILDING 1	
REVISIONS	
NO. 10	
PLANNING 2	
NO. 10	
PLANNING 1	
EXISTING	
PROPOSE	



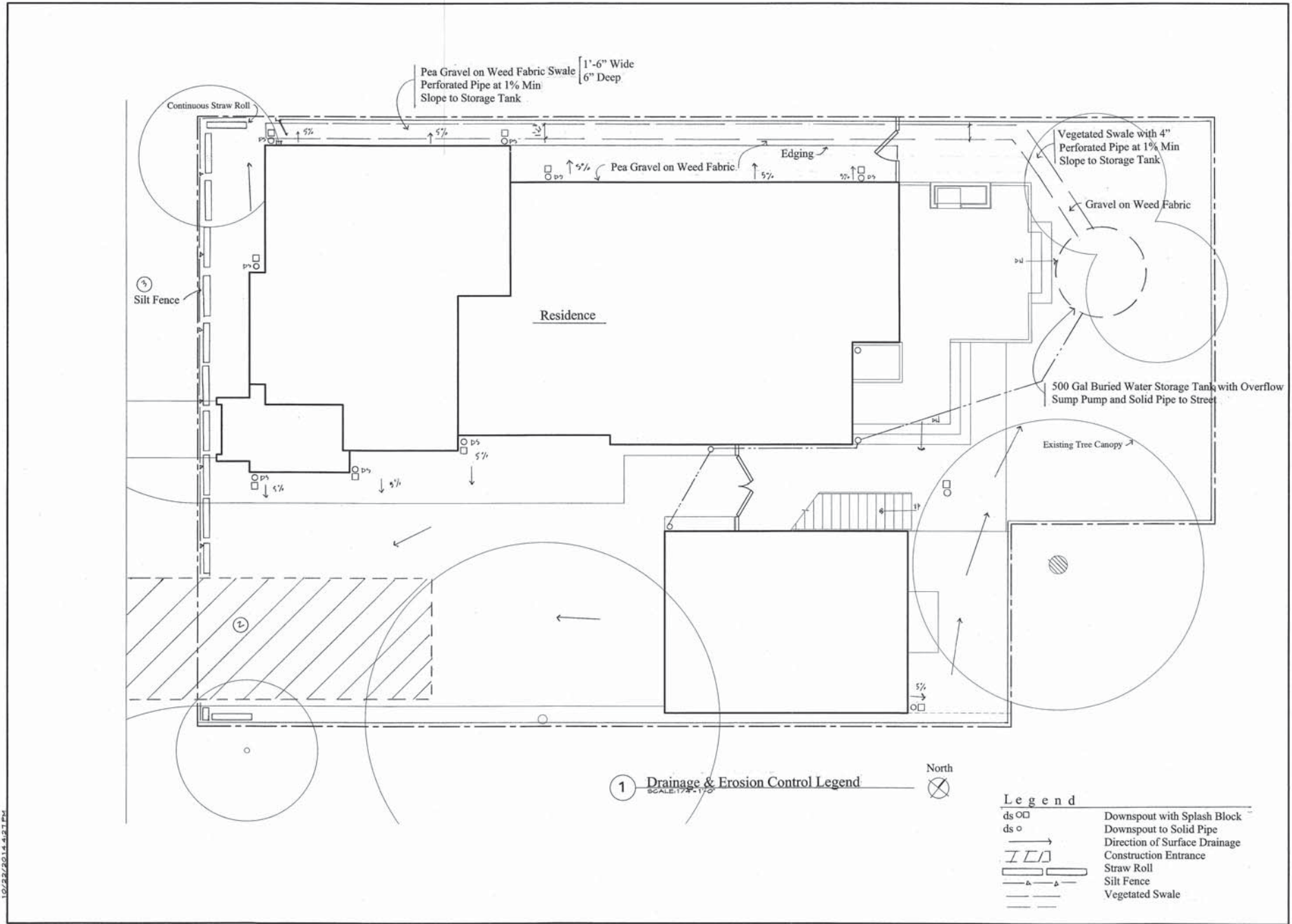
Planting Notes
PLANTING AREA PREPARATION
 1. Remove soil as required to accommodate soil amendments and ensure positive drainage away from all structures.
 2. Cultivate all planting areas to a minimum of 4".
 3. After the completion of all grading and underground construction, all planting areas shall be finish graded, to smooth, even surfaces with positive drainage per existing topography or to drainage swales or structures.
 4. Existing plants to be saved shall be protected from injury.
 5. No stockpiles of plants or materials to be saved shall be located within the drip line of any existing tree to be saved.
QUALITY OF PLANT MATERIALS
 1. All plant material shall be nursery grown, healthy and free from disease and pests.
 2. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect will be considered defective and shall be replaced at no additional cost to the owner.
 3. Plants shall be protected from drying out, wind burn and injury during handling and storage.
INSTALLATION
 1. Planting holes shall be as deep as the root ball and 3 times the width of the root ball.
 2. Each plant shall have a pre made or site made gopher basket of the appropriate size.
 3. Backfill for the planting holes shall be 80% site soil and 20% 50-50 blend mushroom compost, aged chicken manure or other approved material.
 4. All planting areas shall be mulched with 2" of reduced bark, 4" bark or other approved material.
 5. All trees shall be staked with 2.0" x 1.0" lodge pole pine tree stake placed outside the root ball and secured with two rubber tree ties.

Plant Legend

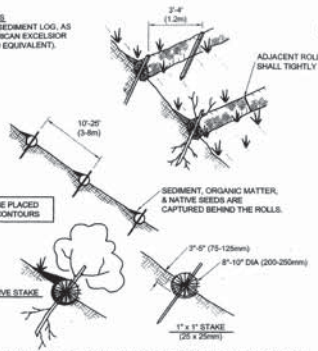
Sym	Botanical Name	Common Name	Size	Quan
Trees				
T1	<i>Crataegus phaeopynum</i>	Washington Hawthorn	15GC	3
Shrubs				
S1	<i>C Correa 'Ivory Bells'</i>	Grey-leaved White Australian Fuchsia	5GC	4
S2	<i>Choyisia ternata</i>	White Mexican Orange	5GC	7
S3				
S4	<i>Loropetalum 'Flum Delight'</i>	Red-leaved Magenta Fringe Flower	5GC	3
S5	<i>Leucodendron 'Pisa'</i>	Silver-leaved Yellow Cone Bush	5GC	5
S6	<i>Myrsine africana</i>	African Box	5GC	4
S7	<i>Cotinus coccinea 'Royal Purple'</i>	Deep Burgundy-leaved Smoke Bush	5GC	1
S8	<i>Aspidistra elatior</i>	Cast Iron Plant	1GC	5
Groundcovers				
GC1	<i>Aeonium arboreum 'Variegatum'</i>	Variegated Dinner Plate Succulent	1GC	7
GC2	<i>Echeveria elegans</i>	Grey Mexican Rose Hen and Chicks	1GC	9
GC3	<i>Cotyledon orbiculata</i>	Gray Pig's Ear Succulent	1GC	7
GC4	<i>Rosa 'Flower Carpet'-White</i>	White Carpet Rose	1GC	3
GC5	<i>Echeveria agavoides 'Red Edge'</i>	Green Hen and Chicks	1GC	8
Perennials				
P1	<i>Helictotrichon sempervirens</i>	Blue Oak Grass	1GC	3
P2	<i>Juncus pallidus 'Javelin'</i>	California Rush	1GC	18
P3	<i>Anigozanthos flavids</i>	Yellow-green Kangaroo Paws	1GC	5
P4	<i>Nephrrolepis cordifolia</i>	Southern Sword Fern	1GC	7
P5	<i>Limonium persezi</i>	Purple Sea Lavender	1GC	9
Vines				
V1	<i>Clytostoma callistegiodes</i>	Violet Trumpet Vine	5GC	2
V2	<i>Trachelospermum jasminoides</i>	White Star Jasmine	5GC	2
V3	<i>Pandorea jasminoides 'Rosea'</i>	Pink Bower Vine	5GC	2

Irrigation Note: An automatic irrigation system shall be installed with a weather based controller.

1 **Planting Plan**
SCALE: 1/4" = 1'-0"



PRODUCT SPECIFICATIONS
 STRAW ROLLS SHALL BE SEDIMENT LOG, AS MANUFACTURED BY AMERICAN EXCELSSION COMPANY (OR APPROVED EQUIVALENT).



NOTES:
 1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-0" (75-125mm) DEEP.
 2. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

STRAW ROLL
 SCALE: NTS

CONSTRUCTION SPECIFICATIONS:

- PREPARE THE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED.
- SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
- DIG SMALL TRENCHES ACROSS THE SLOPE ON CONTOUR, TO PLACE ROLLS IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE ROLL, WHICH THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE ROLL 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE.
- IT IS CRITICAL THAT ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
- START BUILDING TRENCHES AND INSTALL ROLLS FROM THE BOTTOM OF THE SLOPE (A) WORK UP.
- CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF 3-12 FEET (1-4m) APART DEPENDING ON STEEPNESS OF SLOPE, THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
- LAY THE ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE.
- USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WILLOW OR WOODEN STAKES.

• DRIVE THE STAKE THROUGH PREPARED HOLE INTO SOIL. LEAVE ONLY 1 OR 2 INCHES (25 OR 51mm) OF STAKE EXPOSED ABOVE ROLL.

STRAW ROLL

- INSTALL STAKES AT LEAST EVERY 4 FEET (1.2m) APART THROUGH THE WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSION OR VERY STEEP SLOPES.
- INSPECT THE STRAW ROLLS AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE ROLLS ARE IN CONTACT WITH THE SOIL.
- REPAIR ANY ROLLS OR GULLIES PROMPTLY.
- RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.

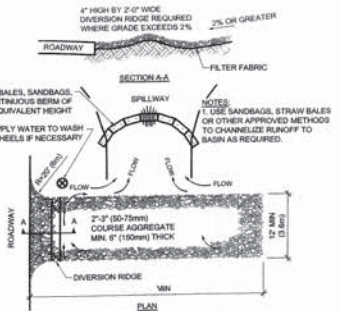
INSPECTION & MAINTENANCE:

CONSTRUCTION SPECIFICATIONS:

- THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 2-3 INCH (50-76mm) STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLAN, AND SMOOTH IT.
- THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 6 INCHES (152mm). USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.
- THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS AND EGRESS AND IN ANY CASE SHALL NOT BE LESS THAN 12 FEET (3.6m) WIDE.
- THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET (15.2m).
- LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND PERIODIC MAINTENANCE OF ANY MEASURES USED TO TRAP SEDIMENT.
- ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
- PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.

CONSTRUCTION ENTRANCE

- WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
- ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.
- INSPECTION & MAINTENANCE:
 - MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.
 - REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE.
 - AFTER EACH MAINL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY.
 - IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.



NOTES:
 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCE
 SCALE: NTS

CONSTRUCTION SPECIFICATIONS:

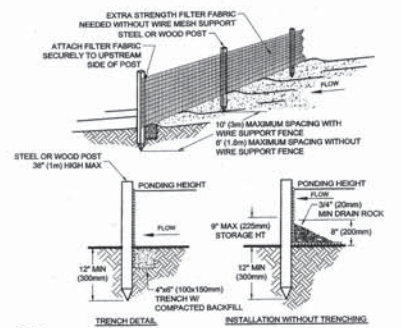
- THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES (914mm). STORAGE HEIGHT AND PONDING HEIGHT SHALL NEVER EXCEED 18 INCHES (457mm).
- THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.
- IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6 INCH (152mm) OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.
- POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET (3.05m) APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES (305mm)). WHEN EXTRA-STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET (1.8m).
- TURN THE ENDS OF THE FENCE UPHILL.
- A TRENCH SHALL BE EXCAVATED APPROX. 4 INCHES (102mm) WIDE AND 8 INCHES (203mm) DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.
- WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH (25.4mm) END. THE WIRE OR HOOD RINGS, THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES (51mm) AND SHALL NOT EXTEND MORE THAN 36 INCHES (914mm) ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

SILT FENCE

- WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.
- THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.
- SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET (1.8m) FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.
- SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

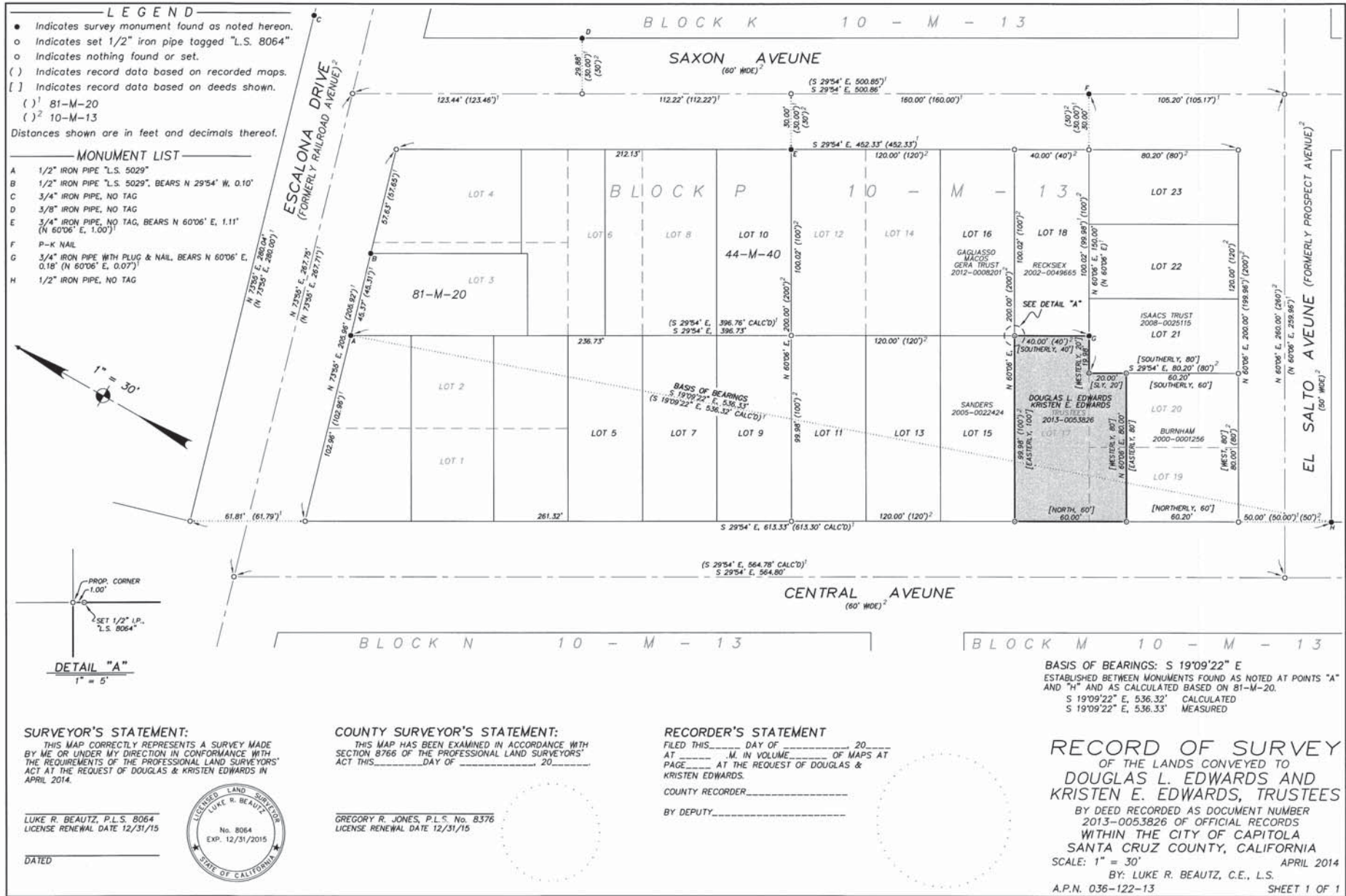
INSPECTION & MAINTENANCE:

- SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM (1 INCH (25.4mm) IN 24 HOURS). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 8 INCHES (203mm) MAXIMUM.
- THE REMOVED SEDIMENT SHALL CONFORM WITH THE EXISTING GRADE AND BE VEGETATED OR OTHERWISE STABILIZED.



NOTES:
 1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
 2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.

SILT FENCE
 SCALE: NTS



Item #: 5.A. Attachment B. November 6, 2014 PC Packet.pdf

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Floor Area Ratio (FAR)	
Lot Size	5600 sq. ft.
Maximum Floor Area Ratio for SF with Accessory Dwelling	60% (Max 3,360 sq. ft.)
Existing Home (less the demolition)	623 sq. ft.
Existing Garage (less the demolition)	864 sq. ft.
Addition First Story Floor Area Main House	989 sq. ft.
Addition Second Story Floor Area Main House	884 sq. ft.
TOTAL Floor Area	3,360 sq. ft. Complies

Non-Conforming Evaluation			
Single Family Home			
Existing home	2067	\$200	\$413,400
Existing porch	66	\$25	\$1,650
		Total	\$415,050
Home + Addition	2496	\$200	\$499,200
Porch	357	\$25	\$8925
		Sub Total	\$508,125
Credit for remodel	623	\$100	-\$62,300
		Total	\$445,825 / 107%
Garage			
Existing Garage	611	\$90	\$54,990
Existing Garage Unit	611	\$200	\$122,200
		Total	\$177,100
New Garage	432	\$90	\$38,880
	432	\$200	\$86,400
		Sub Total	\$125,280
Credit for remodel	432	\$45	-\$19,440
	432	\$100	-\$43,200
			\$62,640 / 35%

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Attachment C Removed
Previous DPR523 was revised.

September 16, 2014

To: Katie Cattan, City of Capitola Planning Department

From: Carolyn Swift, historian appointee, Capitola Arch and Site Committee

Thank you, Katie, for honoring my request to view the DPR Primary Record for 124 Central Avenue, prepared by Bonnie Bamburg of Urban Planners.

I had several conversations with Bonnie when she was researching the house and know that a great deal of research and time went into the application. I also know, from experience, that it is easy to find errors in a work that someone else has worked hard to accomplish.

It appears, however, that Bonnie started this application with a particular point of view regarding the integrity of the house and its eligibility for listing on the California Register of Historic Resources. She repeatedly denies that the house is associated with “the lives of persons important to local, California, or national history,” specifically Frank Reanier.

The DPR record does a fairly good job of detailing the importance of Frank Reanier. Because he lived and worked in Capitola, he is probably the **most** significant contributor to Capitola’s development from 1890 until the end of his life in 1931. I will not detail his accomplishments here.

My concern is that considerable effort was made in the DPR record to show that Frank was not associated with the house at 124 Central, and that has led to a number of errors and inconsistencies.

I’ve traced the research and have done additional work, referenced here. I believe the conflicts are enough to warrant the authorization of a more accurate and less biased DPR Primary Record.

Contradictions in the DPR Primary Record for 124 Central Avenue, Capitola

The Building, Structure, and Object Record B10, prepared by Urban Planners of San Jose, states that “the subject property does not appear eligible for listing in the California Register of Historic Resources or National Register of Historic Places because it does not retain sufficient integrity, is not a distinctive or artistic example of vernacular craftsman style **and is not directly associated with events or people who are significant in the history of Capitola.**”

On page 5 of the continuation sheet, the evaluator, Bonnie Bamberg, said the building retains the c1908 feeling of a small Craftsman Bungalow; however, “**although it was owned by Frank Reanier it was not his home or office and is not directly associated with a person of importance in Capitola.**”

On page 6 of the continuation sheet, Bamberg states that the parcel (Lot 16 and 17 Block P, Hihn Subdivision Map, 1884) contained a small cabin but was owned by the Hihn Company, which “appears to have leased it for Frank Reanier’s mother.”

Conflicting Evidence:

Hihn Younger Archive, F.A. Hihn Company deed book entry 7036, Vol. 19, Hihn page 138.2, 1904, **notes the sale of Lot 16 and 17 to Frank Reanier in 1904.** In entry 7443, Vol. 20, page 111.1, Reanier transferred title to his wife, **Ida S. Reanier.** The property was purchased for \$400.

The craftsman style house was built for Reanier.

An assumption is made:

The DPR primary record concludes on page 7 that “in 1910, it appears from the U.S. Census listing that he (Frank Reanier) was living in Soquel on a farm.”

The census record actually has the Reanier family living together in 1910. **All of the residents listed on the census page are living in Capitola, and the majority is on Depot Hill.** A number are German immigrants who bought lots along with other members of the German American Club in the

1890s. Neighbors in the 1910 census included **Central Avenue** residents William Herman, Herman Hannemann, descendants of William Steinbughler, and Jiergen Christenson of Denmark.

No multiple Reanier family households are listed on this page of the census, nor are any Reanier family members listed elsewhere in the Soquel Township record.

Inaccurate estimate of property ownership:

Bamburg states on page 7 that Frank Reanier was not the owner 124 Central Avenue properties (then with an address of 35 Central Avenue), until he received a deed for the property in 1919 from F.A. Hihn's daughter, Katherine Cope Henderson.

The evaluator wrote, "At that time Reanier owned several properties including the double lot at the corner of Central and El Salto (next to the subject parcel) where they owned a large home." On page 8, a footnote asserts that, "Other than the Superintendent's Building in Capitola, an address for the Reaniers was not found until the City Directory lists one for the widow Ida Reanier in 1934."

The source cited is a deed listed in the Official Records of Santa Cruz County, 2887 of deeds, page 162.

A Santa Cruz Evening News story on August 15, 1904, however, traces the sale of corner lots 19 and 20 to Eli Webb, the owner of a local confectionary store. Webb appointed Capitola Post Office Manager in November, 1905 (Santa Cruz Evening Sentinel). His Central Avenue home was the site of his daughter's wedding in 1906.

Eli Webb sold his house and lots 19 and 20, Block P, Capitola, (39 Central Avenue) to Ralph H. Abbott in a transaction noted in the Santa Cruz Sentinel on April 26, 1910.

Clearly, this was not the primary home of the Reanier family in 1910. The Reaniers lived next door at 35 (124) Central Avenue.

The 1920 census has the Reanier family, including Ida's mother Hattie, listed with several of the same Central Avenue families that had also appeared on the same page in the 1910 census. Among them were Herman

Hannemann and Eulysses Ordway, a descendant of William Steinbughler. **(The Reanier family had kept the same residence between 1910 and 1920.)**

In the last paragraph on continuation sheet, page 7, Bamburg stated that, “By 1934, it appears from the listing in the Santa Cruz City Directory that Ida Reanier lived in the subject house. She remains the owner for many years, sometimes sharing the house with her youngest son Elster....” The son died in 1939, and “after that it seems Ida moved to Watsonville where she lived in the 1940s.”

The 1940 census lists Ida as living in the “same house” as she had previously. She is then 72 years-old. While two Ancestry.com directory listings do appear to give Ida Reanier a Watsonville Post Office Box in the 1940s, the pages—once the computer link is fully opened— actually note Capitola PO boxes. Ida did not move to Watsonville.

Page 9 of the DPR Primary Record repeats the conclusions that the house was primarily occupied by Frank Reanier’s mother until her death in 1912, and states that the house was then occupied by the couple’s sons, Elster and Wilbur. It states that after Frank’s death in 1931, Ida lived in different places. The house at 124 Central Avenue is supposedly one of the several locations. The continuation sheet further notes that “before selling the house at 122 Central Avenue, the lot line was adjusted to remove the barn/garage from that property and include it with the house at 124 Central Avenue.”

There is no evidence the family ever lived in the Webb house at 122 Central Avenue.

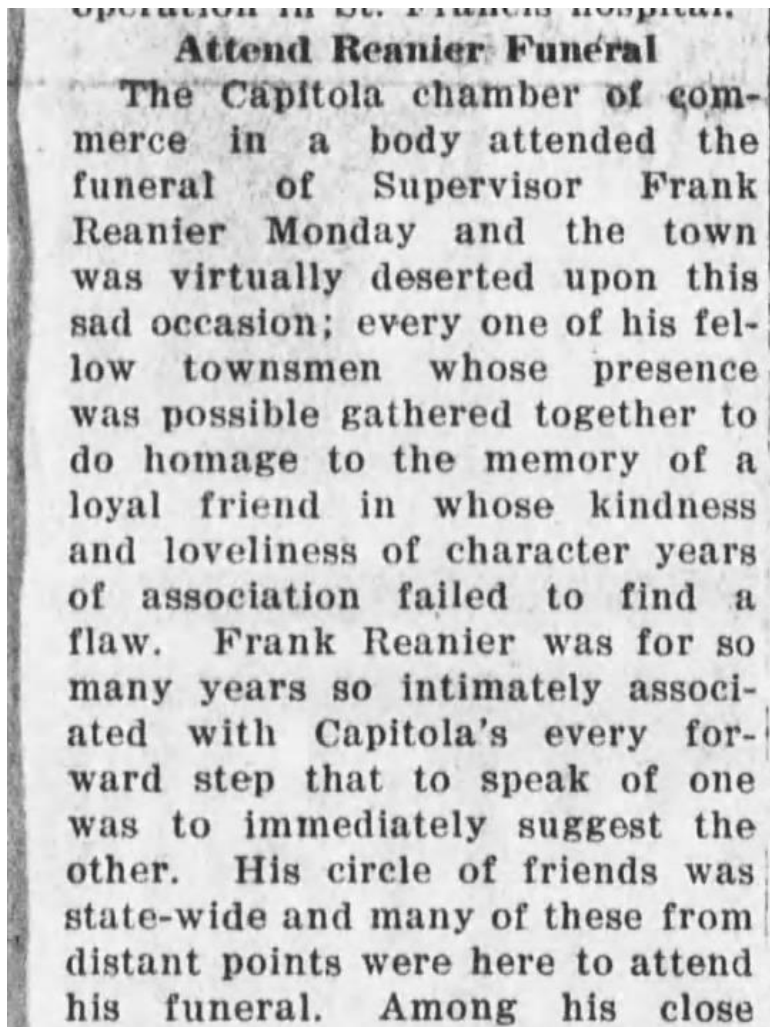
Census records and newspaper articles show that the Reanier family lived at only one house on Central Avenue. Sons and mothers-in-law lived at the same residence. News articles mark the dates of surprise gatherings and card games. One of the last parties in Frank’s lifetime was his birthday party recorded in the Santa Cruz Evening News on January 12, 1931. Family gathered for a reunion dinner “at his home on Central Avenue.”

After Frank died several weeks later, on Feb. 7, Ida kept living in the family home. She did not move to Watsonville, or anywhere else. A

building permit listed in the Santa Cruz Sentinel, October 5, 1949, notes that Ida put a new roof on the house for \$300. She continued living in the family house until her death, March 11, 1963.

IMPORTANCE OF FRANK REANIER TO CAPITOLA

Community recognition and affection for Frank Reanier is underscored in a Santa Cruz Evening News article printed at the time of his funeral, Feb. 11, 1931.



October 7, 2014 Email from Carolyn Swift:

First, she suggests that as the superintendent for Hihn's Capitola and Aptos investments, Reanier's importance is linked to the Hihn superintendent's building rather than his Central Ave. house.

Jim and Barbara Reding successfully nominated the Hihn Supt. building to the national register in 1973. Jim has given all that documentation to the Capitola Museum. Franklin might find some interesting detail. I think the building was approved as a good example of a Portuguese fishing village. And yes, the fishing village here is associated with Italians, not Portuguese, and they had nothing to do directly with the Capitola Avenue structure.

My point is that in 1973, very little research could be done on the actual building. The Capitola Arcadia book has a good summary, however, with pictures of the Reaniers. The period of significance on the Hihn building to me would be all the years it served as an office for real estate rentals, sales and other Capitola resort business. (1891-1929--that may be too long, but that IS the time it was important.)

The building was used first as Angell Brothers store, a summer store run by merchants from Soquel. In 1891, it was remodeled with a second story, and became the Hihn supt. office and Post Office. Reanier was already working for Hihn by then. The building was home for the family from 1897 to c. 1908, when the Reaniers moved into their Central Ave home.

The research I previously outlined shows 124 Central was Reaniers primary home from then until his death in 1931. If Franklin goes to newspaper's.com and searches under Reanier, he will find most of what I did.

I believe the Hihn supt. bldg is significant for its association with Hihn, the resort developer;

Reanier, who followed Hihn's orders; Katherine (Hihn) and Harry O. Henderson, who ran the resort from 1913 until she sold to Rispin; and H. Allen Rispin, who had his office there while doing business for the Bay Head Land Company and Capitola Company from 1919 through 1929. To say that this building is important for its association with Reanier, and therefore Reanier's home is not significant, is like saying the Hihn building is more significant to Rispin than his mansion on Wharf Road.

Reanier left the Hihn Company in 1915 to supervise the Santa Cruz County exhibit at the Panama Pacific Expo of 1915. In 1916, he managed an operation in another town but didn't change his primary residence.

(END OF PART ONE)

This is part two. Please let me know if this arrives. Franklin might find it useful to look at the Hihn Letters in the Hihn Younger Archive (hard bound copies in Capitola Museum but also online.)

Reanier resigned or tried to leave the Hihn Company at least once but was talked into staying. Hihn was an exacting employer.

Bonnie Bamburg's main point seems to be that only the Hihn building is significant in its communication of Frank Reanier's importance to the development of Capitola. She says she did consider Reanier's service as a county supervisor, "but did not find significant individual activity as part of that group."

She overlooks an important circumstance: Reanier is the only person twice appointed to the board of supervisors to fill the terms of others in his district who died in office. In the final years of his life, he was also convinced by the people of his district to run for office. He won, and was serving this last term when he died in 1931. He held the office when he knew his health was failing.

In all the years he was a supervisor, Reanier conducted district business from his home at 124 Central Ave. He observed, during the era of Rispin's ownership, that Rispin was failing to build or maintain the services needed to support a community of year-round residents. This failure included fire and police protection, water, and street improvements. In the latter half of the 1920s, Rispin only invested in his resort business, giving minimal attention to the needs of the surrounding community.

Capitola's first efforts to incorporate as a city date to 1928. As supervisor in 1929 when Rispin faced bankruptcy and abandoned Capitola, Reanier played a crucial role in protecting the interests of his constituency.

Evidence can be found in the articles of the Sentinel, to be found at newspapers.com, particularly in the late Twenties. The Capitola Historic Context Statement chapters on Rispin and city incorporation would also be helpful.

Somewhere in museum files is a report I did with Kathryn Gualtieri. The Planning Department has it, too. It lists buildings important for their association to individuals who were significant to Capitola's city incorporation. The Reanier house is included. I think we did the report about the time of the city birthday in 2009.

REANIER was significant to Capitola from 1890 to 1931. His home on Depot Hill helps tell the story of how Capitola grew from a rough resort into a city. Reanier helped inspire the effort to move toward city incorporation, an activity not at all associated with the Hihn Superintendent's building.

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PO Box 1332
San Jose CA 95109-1332
1.408.297.2684 OFFICE
1.408.228.0762 FAX

October 14, 2014

Katie Cattan, AICP, Senior Planner
City of Capitola
420 Capitola Avenue
Capitola CA 95010

Re: 124 Central Avenue
DPR523 prepared by Urban Programmers (5/16/2014 revised 10/7/2014)

Dear Katie:

Per your request, we have reviewed¹ the DPR523 recording prepared by Urban Programmers for the property located in Capitola's Depot Hill addressed as 124 Central Avenue. We looked at the most recent revision to these forms, dated as revised October 7, 2014.

In conducting this review, we were also given the opportunity of reading some informal comments submitted to date by Carolyn Swift, historian appointee of the Capitola Architectural and Site Committee.

We identified three issues for discussion, which are addressed individually below:

1. **Property history.** The property history is elaborated in Section B10 on pages 5 through 8 of the forms. This history refers to a deed that "On August 8, 1904, the F.A. Hihn Company prepared a deed in favor of Frank and Ida Reanier for the property at 124 Central Avenue (lots 17 & 18), however, it was not until May 25, 1919, that the deed was recorded . " Although the actual recording date occurred about fifteen years after the property deed was prepared, this not uncommon during this period, as the filing of deeds was often delayed due to financing arrangements or other circumstances. The sale of the Hihn Company properties in 1919 to Allen Rispin would of necessitated the clearing of title for properties that the Hihn Company had financed and been paid off for, but had not yet been reconveyed.

A cottage is shown on this property on the 1905 Sanborn Fire Insurance map, but may have been built or relocated to this site prior to acquisition of the property by

¹ Second opinions are often sought in regards to historical evaluations when public agencies wish to make informed decisions on discretionary land use entitlements. It is important that public decisions are based on a full range of information pertinent to a property, and second opinions often provide the opportunity to expand the perspective for the benefit of the decision makers. Public agencies such as the City of Capitola utilize this information to make findings in conformance with local ordinances, policies, and to support determinations made under the California Environmental Quality Act (CEQA).

Reanier. A reference to manuscripts at the Capitola Museum cited in the recording indicates information that Frank and Ida Reanier are said to have built a house for his mother (who died in 1912) on Depot Hill, and that it appears to have been remodeled *ca.* 1912-1915. The citation also indicates that Frank and Ida Reanier were still living on the second floor of the Hihn Building when his mother died, based on a 1913 directory listing that shows Frank residing at the office.

By 1919, Frank and Ida appear to have owned both the subject property and the corner property, known as the Webb House. This house had been acquired by Ralph H. Abbott in 1910, and he sold it to Reanier in 1918. No further documentation has been revealed regarding the later sequence of title for the adjacent corner property, nor has any information been presented in the DPR523 recording that the Reaniers had lived there.

We did not have the opportunity to review these original documents at the museum. The 1910 census enumeration does not list Frank's mother Maria Louisa Avery Reanier in Santa Cruz County, but has Frank, his wife Ida, and two sons listed among residents that, according to Carolyn Swift, are known to have lived on Central Avenue on Depot Hill. The 1920 census enumeration of the Reanier family appears to be in the same location as that of the 1910 census. At that time (1920) Ida's mother is listed with Frank, Ida, along with one of their two sons, Elster.

The information to date seems to indicate that the original cottage may have been built on Central Avenue to accommodate Maria Louisa Reanier's move from Santa Cruz (where she lived in 1900) to Capitola. She may or may not have lived in the cottage during the seven or so years prior to her death in 1912, but the expansion of the house that probably occurred after 1912, as indicated in the DPR523 recording, would appear to relate to the use of the house by Frank and Ida. The architectural character of the remodeled house fits the 1912-1915 timeframe.

Because it is difficult to know for certain who actually occupied buildings during this time period in Capitola, there is always be a certain level of speculation based on secondary information. It is understood that the Reaniers lived in the Hihn Company Superintendent's building for a decade or more beginning in the 1890s, and that they acquired the property in Depot Hill in 1904. It seems likely that they would have moved to the building by 1913 or earlier, given the census enumeration for 1910, the death of Reanier's mother in 1912, and F.A. Hihn's death in 1913. Documentation that Ida continued to live in the house long after her husband Frank died in 1931 would imply that this was their primary residence after being tenants of the Hihn Company during the first decade or so of their life in Capitola. While it is possible they lived elsewhere at times, this property appears to be the most directly associated with the lives of this family in Capitola.

2. **Significant Persons Evaluation.** National Register Bulletin 32 provides guidelines for evaluating and documenting properties associated with significant persons when nominating properties to the National Register of Historic Places under Criterion B. The DPR523 recording for 124 Central Ave. concludes that Frank Reanier, who is known to be a significant person in the history of Capitola, is more directly associated with the Hihn & Company Superintendent's Office, and therefore the residential property at 124 Central Ave. is not historically significant due to his association. Among other things, the Guidelines state:

- *Eligible properties generally are those associated with the productive life of the individual in the field in which (s)he achieved significance.*
- *Documentation must make clear how the nominated property represents an individual's significant contributions.*
- *Each property associated with someone important should be compared with other properties associated with that individual to identify those resources that are good representatives of the person's historic contributions.*

We have found that finding a property historically significant due to an association of an historic personage under Criterion B is never clear-cut. In general, only about 15% or so nominations of properties include associations of historic personages that contribute to determinations of significance.

We have been involved in the nominations of six properties to the National Register that included findings of significance under Criterion B. In one of these, Seven Springs Ranch in Cupertino, the Keeper of the National Register disallowed significance under Criterion B, because the supporting documentation was found to not adequately justify the direct association with industrialist Grant Stauffer and his contributions to American history at this ranch (in which he had built the main house and related ancillary buildings). Nor was publisher William Radford, who used the ranch in his agricultural experiments, found to be significant, as his publications could not be proved to contribute to agricultural education.

For the Ernest & Emily Renzel House in San Jose, the Keeper of the National register found the single family house in San Jose's Naglee Park to be significant under Criterion B, as he was a visionary in San Jose's urban development serving as mayor and reformer during a time of change in local politics. Although there exists physical develops in the city, such as the San Jose Airport, that reflect his leadership, that house was found to be the best representation of his life.

The Renzel House had been designated locally as a landmark prior to the National Register nomination. Other successful nominations, such as San Jose Donner-Houghton House in San Jose, the Ainsley House in Campbell, and Rhodes Ranch

in unincorporated Morgan Hill, had also been previously designated by local agencies prior to nominating them for the National Register.

Although a strong argument is made in the DPR523 recording that the property is not significant based on historic personage associations, we have not found the argument convincing. There appears to be sufficient evidence to support the determination that the property at 124 Central Ave. appears to meet the eligibility requirements under Criterion B (or California Register Criterion 2). However, additional information about Frank Reanier's significance (both during his years as Superintendent of the Hihn Company, and to the larger history of Capitola) will need to be prepared for review by the City of Capitola, and then the City can make a determination of significance under its Historic Features Ordinance. As such, there remains a presumption of historic significance based on a review of information presented in the DPR523 recording and a preliminary review of other sources of information.

Potential District Analysis. The DPR523 recording references the 1986 survey of Capitola by Rowe & Associates in which 124 Central Avenue is identified as a 1910 Craftsman house. Not mentioned in the DPR523 forms is that the survey also indicated that a portion of Depot Hill, specifically the area of Cliff and Central Avenue were eligible for nomination for the National Register of Historic Places as a Historic District.

In 2004, the City of Capitola contracted with us to further investigate the feasibility of a historic district designation for the Depot Hill area. In that report, we found that the properties along Cliff, Fairview, and Central continue to have the integrity and visual sense of historic place as when they were considered for eligibility for the National Register in 1986, and that the area as a whole possesses integrity of location, design, setting, materials, workmanship, feeling, and association, conveying a clear historical association with the early development of Camp Capitola. Within that study, the property at 124 Central Ave. was considered to be a contributor to this potential historic district.

Please let me know if you need anything further from us regarding the historical aspects of this property.



Franklin Maggi, Architectural Historian

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

October 13, 2014

Katie Cattan, Senior Planner
City of Capitola
420 Capitola Ave.
Capitola, CA 95010

Re: Historic Standards Response for 124 Central Avenue, Capitola, CA
APN. 036-122-013

Dear Ms. Cattan:

This letter follows our previous evaluation of the proposed alterations to 124 Central Avenue, Capitola, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on August 13, 2014 to view the property's existing condition and to discuss the proposed rehabilitation design. PAST submitted a letter report evaluating the proposed alterations for conformance with the *Secretary of the Interior's Standards for Rehabilitation* on September 16, 2014. The following letter evaluates the designer's drawings submitted in response to comments made in the previous review letter. Design Drawings by Derek Van Alstine Residential Design Inc., dated October 9, 2014 were reviewed in preparation of this response letter.

Summary of Recommendations from PAST September 16, 2014 Review

The following recommended changes to the rehabilitation design were listed in the September 16, 2014 review letter by PAST Consultants, LLC.

1. For the house, retention of the existing front door in its original location is recommended.
2. For the house, set back the second-story of the rear addition a greater distance from the circa-1908 Craftsman residence, and avoid constructing the new addition into the circa-1908 Craftsman residence's roofline, to create a hyphen between the new and historic elements of the building.
3. For the garage, retention of the gable end wood details including the fascia and barge boards is recommended.

Evaluation of Latest Project Drawings

The following responds to the above three recommendations, based on the revised drawings dated October 9, 2014.

1. The revised drawings continue to show relocation of the historic Craftsman residence's original front door, which is not recommended.
2. The revised drawings show additional massing of the proposed two-story addition, with large, gable-roofed dormers proposed on both side elevations. The dormers were not part of the design in the previous set of drawings reviewed for the September 16, 2014 letter. The dormers bring additional massing to the upper story of the proposed addition. The appearance of a hyphen between the historic Craftsman residence and the proposed addition does not seem to have been achieved. Rather, the dormers on the roofline make the massing of the proposed addition's second story appear larger than the previous design. In our opinion, the massing of the addition continues to appear out of scale and proportion with the historic Craftsman residence. For this reason, the addition does not satisfy Standard 9 of the *Secretary of the Interior's Standards for Rehabilitation*.
3. The latest drawings do retain the fascia boards of the garage building, as recommended.

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein, Principal

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

September 16, 2014

Katie Cattan, Senior Planner
City of Capitola
420 Capitola Ave.
Capitola, CA 95010

Re: Historic Standards Review for 124 Central Avenue, Capitola, CA
APN. 036-122-013

Dear Ms. Cattan:

This letter evaluates the proposed alterations to 124 Central Avenue, Capitola, CA. PAST Consultants, LLC (PAST) completed a site visit to the property on August 13, 2014 to view the property's existing condition and to discuss the proposed rehabilitation design. The circa-1905 house has received numerous alterations since its original construction as a single-story, vernacular cottage. The existing garage has also been highly modified and was originally part of the adjacent parcel located at 122 Central Avenue. While several of these alterations are poorly constructed and failing, the front circa-1908 Craftsman-style addition gives the house its primary character-defining features that qualify it for the City of Capitola's Historic Resources Inventory (HRI) and make the property locally significant. Design Drawings by Derek Van Alstine Residential Design Inc., dated July 18, 2014 are attached to this document. For images of the house, along with proposed impacts to historic fabric, please consult Sheet E4 of the attached design drawings by Derek Van Alstine Residential Design, Inc.

A DPR523 long form, including full property history and significance evaluation was prepared by Bonnie Bamburg of Urban Programmers on 5/16/2014. The DPR523 form's chronology of building alterations and Sanborn map analysis was consulted for this evaluation. The DPR form states that the property is not eligible for the National or California registers due to lack of historic integrity; but that the property is eligible as a local, City of Capitola, historic resource.

The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and

reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.¹

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

¹ *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (accessed via <http://www.nps.gov/hps/tps/standguide/>).

Previous Alterations to 124 Central Avenue

The circa-1905 vernacular cottage and garage underwent numerous alterations, including:

- Circa 1908: Original house moved back on its lot and a large Craftsman-style front addition built in front of original house, giving the front elevation its appearance today (based on DPR523 evaluation).
- Circa 1927: Poorly constructed, two-story rear addition installed on the house.
- Circa 1927: Lot line adjustment includes the garage from 122 Central Ave. as part of the 124 Central Ave. parcel (based on Sanborn maps)
- Circa 1940: Poorly-constructed, rear addition installed onto garage. Paired, sliding garage doors appear to have been installed at this time (based on fabric evidence found on the building).

Summary of Proposed Alterations

Proposed alterations for 124 Central Ave., Capitola affecting the exterior include:

- Existing residence: removal of the poorly constructed rear additions behind the Craftsman portion of the house; and construction of a 1,814 sq. ft. addition, encompassing 1,006 sq. ft. on the first floor and 808 sq. ft. on the second floor.
- Alterations to the circa-1908 Craftsman-style front portion of the residence including relocation of front entry door from south porch wall to west porch wall in place of current porch window to allow front door to face the street. Relocation of front door will remove existing single-pane window set within west wall of front porch.
- Alterations to the garage include removal of existing barge board in the west gable end and replacement with new barge rafters to match the gable-end detailing of the Craftsman house; replacement of garage doors; replacement of west elevation windows in original openings above the garage doors; addition of shed-roofed dormers to the gable roof; construction of stairway leading to upper level of garage at rear garage wall.
- Retention and rehabilitation of existing character-defining features of the circa-1908 Craftsman-style portion of the residence, including rehabilitation of existing period windows, wood corbels and gable-end details and porch columns.
- Rehabilitation and/or in-kind replacement of existing shingles on exterior of house and garage. New shingles will match the existing in material, dimensions, exposure and finish.

Evaluation of Proposed Alterations to 124 Central Avenue

For the proposed alterations to 124 Central Avenue, the following lists the ten *Standards* for rehabilitation, with an evaluation given below each standard.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed alterations rehabilitate the most significant character-defining features of the Craftsman-style residence. The proposed alterations impact the existing materials of the poorly-constructed rear addition on the house and rehabilitate most of the Craftsman-era historic fabric. The house will continue its historic residential use, satisfying this Standard.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The previous alterations have modified the original circa-1905 house substantially and the existing Craftsman-era details are now the most significant historic fabric on the building. The proposed alterations retain and rehabilitate the most significant character-defining features of the house and garage allowing this Standard to be minimally satisfied, because of the following exceptions.

For the house, the relocation of the front entry door moves the original front door to a new location and removes a period window from the south porch wall. This is not recommended, as the door relocation modifies the existing front entrance. For the garage, the existing barge board and gable end detailing on the south elevation are significant character-defining features and should be retained.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The existing residence and garage have undergone numerous changes that have removed much of the historic integrity and precluded its listing on National or State registers. However, modifying the house's front entry by relocating the front door; and removing the barge board from the garage and replacing it with Craftsman-style detailing do add conjectural features to the house and garage, respectively, and are not recommended. Otherwise, this Standard is satisfied.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

On the garage, the barge board detailing does not appear to be original to the building. However, it is considered a significant character-defining feature, according to the DPR523 form prepared for the project. Since this detailing appears to be over 50 years old and has achieved historic significance, it is recommended to retain the garage barge board detailing to satisfy this Standard.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed rehabilitation design preserves character-defining features, including the historic fabric on the circa-1908 Craftsman portion of the residence, with the exceptions noted above. This

Standard is satisfied, with exceptions of relocation of the front entry door and gable-end modifications to the garage not being recommended.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed rehabilitation design will repair the existing Craftsman-style period features of the main house and repair deteriorated features in-kind, satisfying this Standard.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Chemical and physical treatments to historic wood details will be undertaken using gentle means, satisfying this Standard.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This Standard does not apply, as archaeological features are not identified at the site.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

This Standard is only marginally satisfied because the proposed rear, two-story addition's massing appears out of scale and proportion to the circa-1908 Craftsman residence. While sight lines from the north prevent the north elevation from being viewed directly, it is recommended to set back the second story a sufficient distance to pull it away from the circa-1908 Craftsman building's roofline. The proposed rear addition will use horizontal wood siding, rather than Craftsman shingles, achieving the necessary differentiation, which supports this Standard. Additions to the garage are not as critical given how much the garage building has been modified over the years and the poor condition of the additions.

In summary, reduction in scale of the proposed two-story addition is recommended to bring the new designs within scale and proportion of the existing circa-1908 Craftsman residence.

- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed rehabilitation design prioritizes retention of the circa-1908 Craftsman-style details with the exceptions noted above. The proposed rear addition replaces poorly constructed and incompatible rear additions installed in the past. If the new addition was removed, the integrity of the existing circa-1908 Craftsman-style residence will be retained, satisfying this Standard.

Conclusion

The existing house and garage located at 124 Central Avenue, Capitola have undergone substantial changes since the original house was constructed as a vernacular cottage circa-1905. With so much historic integrity lost, the building qualifies for local historic designation only. The proposed modifications to the property prioritize the Craftsman-era improvements to the house and garage and retain many of these features. For this reason the proposed design changes adequately meet the *Secretary of the Interior's Standards for Rehabilitation*, if the following recommendations are followed:

1. For the house, retention of the existing front door in its original location is recommended.
2. For the house, set back the second-story of the rear addition a greater distance from the circa-1908 Craftsman residence, and avoid constructing the new addition into the circa-1908 Craftsman residence's roofline, to create a hyphen between the new and historic elements of the building.
3. For the garage, retention of the gable end wood details including the fascia and barge boards is recommended.

Please contact me if you have any questions about this evaluation.

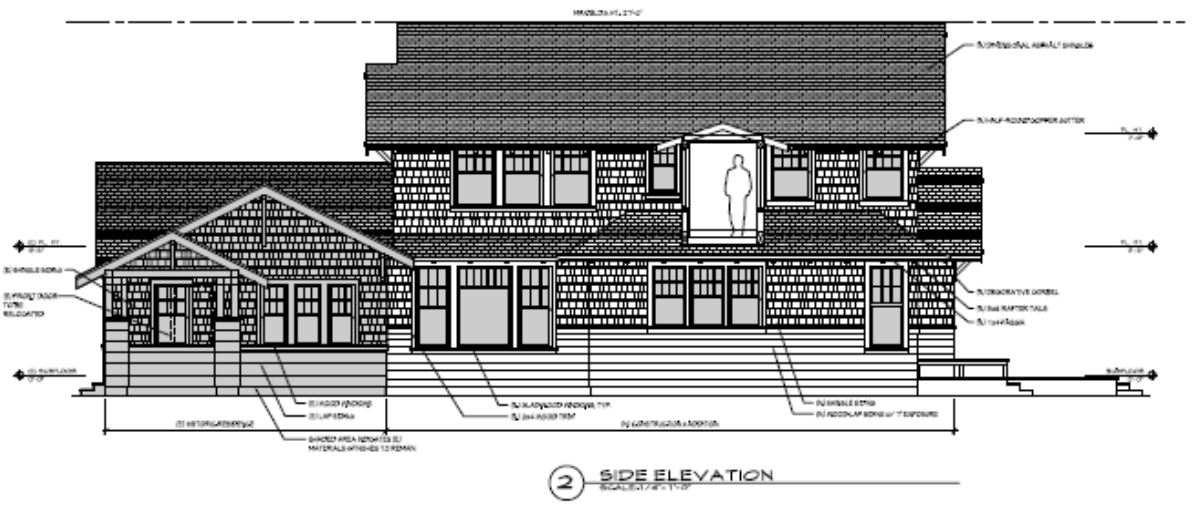
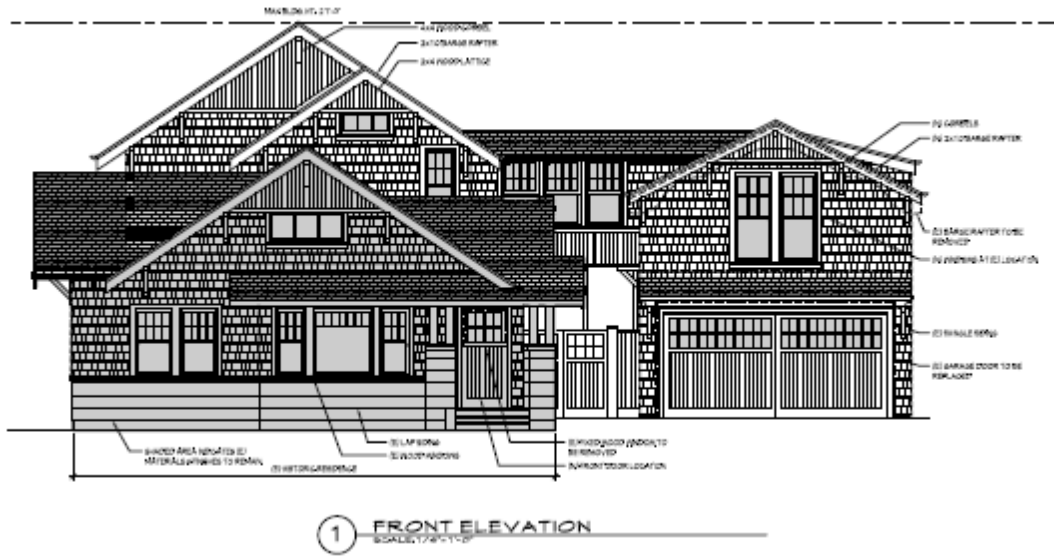
Sincerely,



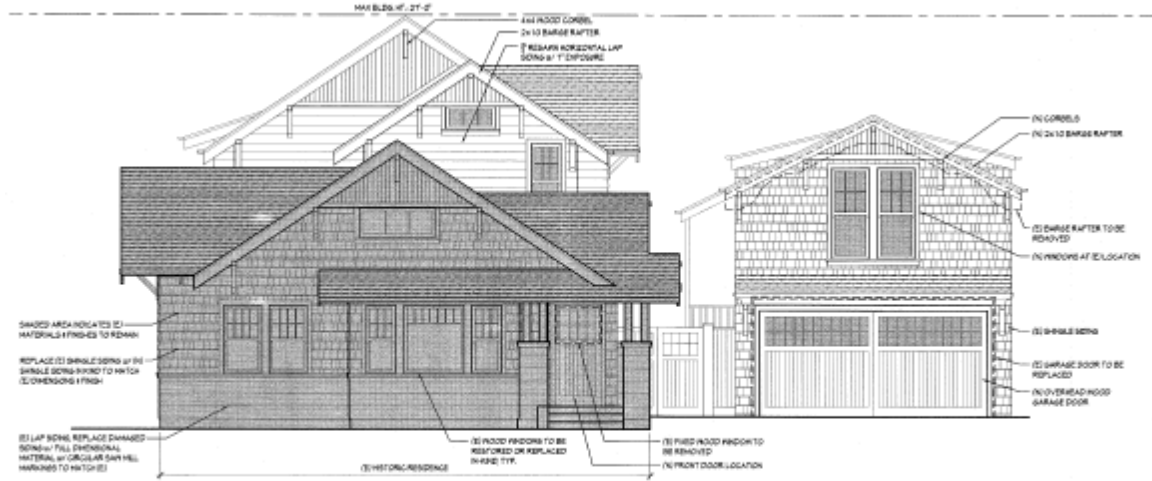
Seth A. Bergstein, Principal

Attachments: Design Drawings by Derek Van Alstine Residential Design Inc., dated July 18, 2014 (10 Sheets)

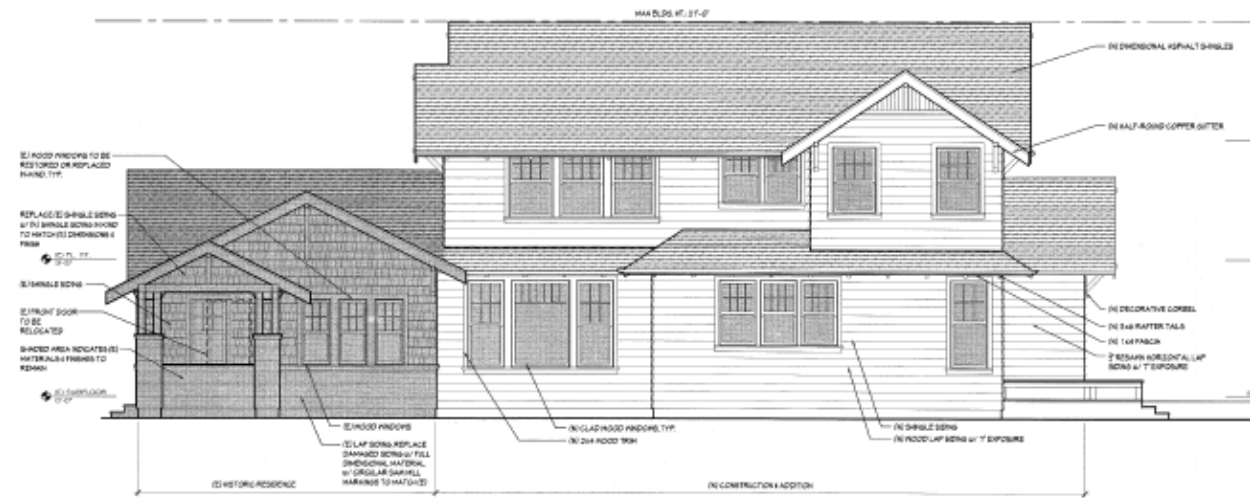
Original August 13, 2014 Plans



September 3, 2014 Plans



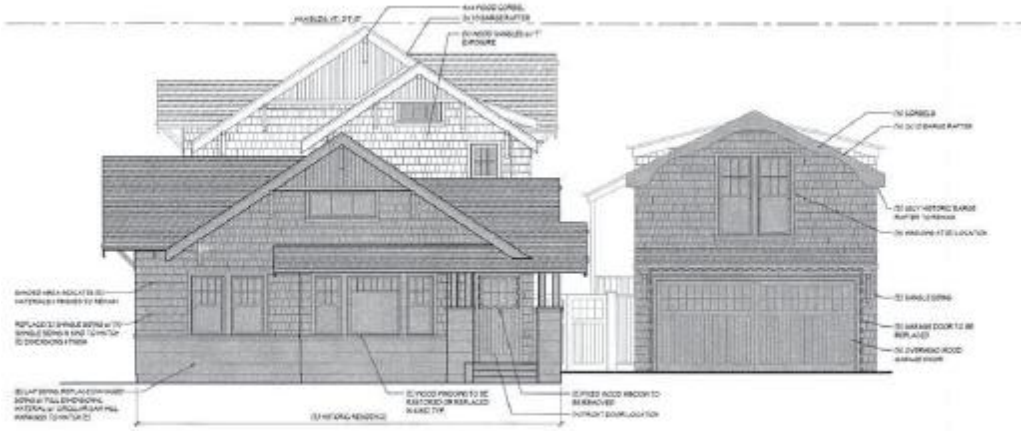
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NO
W

October 2014 Plans



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT APPLICATION #14-116
124 CENTRAL AVENUE, CAPITOLA
ADDITION TO SINGLE FAMILY HOME

COASTAL FINDINGS

D. Findings Required. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:

- The proposed development conforms to the City's certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090 (D) are as follows:

(D) (2) Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D) (2) (a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, "cumulative effect" means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.

(D) (2) (a) Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project's effects upon existing public access and recreation opportunities. Analysis of the project's cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative build-out. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project's cumulative effects to any such projected increase. Description of the physical characteristics of the site and its proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;

- The proposed project is located at 124 Central Avenue. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.

(D) (2) (b) Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to

shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;

- The proposed project is located along Central Avenue. No portion of the project is located along the shoreline or beach.

(D) (2) (c) Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);

- There is not history of public use on the subject lot.

(D) (2) (d) Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;

- The proposed project is located on private property on Central Avenue. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

(D) (2) (e) Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.

- The proposed project is located on private property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual or recreational value of public use areas.

(D) (3) (a – c) Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F) (2) applies to a development shall be supported

by written findings of fact, analysis and conclusions which address all of the following:

a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;

b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;

c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an access way on the subject land.

- The project is not requesting a Public Access Exception, therefore these findings do not apply

(D) (4) (a – f) Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:

a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;

- The project is located in a residential area without sensitive habitat areas.

b. Topographic constraints of the development site;

- The project is located on a flat lot.

c. Recreational needs of the public;

- The project does not impact recreational needs of the public.

d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;

f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.

(D) (5) Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);

- No legal documents to ensure public access rights are required for the proposed

project

(D) (6) Project complies with visitor-serving and recreational use policies;

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves a single family home on a residential lot of record.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves a single family home on a residential lot of record.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves a single family home on a residential lot of record.

(D) (7) Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;

- The project involves the construction of a single family home. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation and/or traffic improvements.

(D) (8) Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;

- The project complies with the design guidelines and standards established by the Municipal Code.

(D) (9) Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;

- The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.

(D) (10) Demonstrated availability and adequacy of water and sewer services;

- The project is located on a legal lot of record with available water and sewer services.

(D) (11) Provisions of minimum water flow rates and fire response times;

- The project is located within close proximity of the Capitola fire department. Water is

available at the location.

(D) (12) Project complies with water and energy conservation standards;

- The project is for a single family home. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the soquel creek water district.

(D) (13) Provision of park dedication, school impact, and other fees as may be required;

- The project will be required to pay appropriate fees prior to building permit issuance.

(D) (14) Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;

- The project does not involve a condo conversion or mobile homes.

(D) (15) Project complies with natural resource, habitat, and archaeological protection policies;

- Conditions of approval have been included to ensure compliance with established policies.

(D) (16) Project complies with Monarch butterfly habitat protection policies;

- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.

(D) (17) Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;

- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

(D) (18) Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

(D) (19) All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

(D) (20) Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

(D) (21) The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- This use is an allowed use consistent with the Single Family zoning district.

(D) (22) Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures;

- The project conforms to the requirements of all city ordinances, zoning requirements and project development review and development procedures.

(D) (23) Project complies with the Capitola parking permit program as follows:

- The project site is located within the area of the Capitola parking permit program.

• NATIONAL REGISTER. BULLETIN

Technical information on comprehensive planning, survey of cultural resources, and registration in the National Register of Historic Places.

U.S. Department of the Interior
National Park Service
Interagency Resources Division

Guidelines for Evaluating and Documenting Properties Associated with Significant Persons



Sequoyah



Lucretia Mott

Item #: 5.A. Attachment D. National Register Bulletin 32.pdf

As the Nation's principal conservation agency, the Department of the Interior has responsibility for most of our nationally owned public lands and natural resources. This includes fostering the wisest use of our land and water resources, protecting our fish and wildlife, preserving the environmental and cultural values of our national parks and historical places, and providing for the enjoyment of life through outdoor recreation. The Department assesses our energy and mineral resources and works to assure that their development is in the best interests of all our people. The Department also has a major responsibility for American Indian reservation communities and for people who live in island territories under U.S. administration.



Cover Photographs:

Sequoyah, also known as George Guess (ca. 1760-1843), inventor of the Cherokee alphabet: copy of lithograph in Mchenney and Hall's Indian Tribes of North America (Bureau of American Ethnology).

Lucretia Mott (1793-1880), co-organizer of the first women's rights convention in the United States: copy of engraving by J.C. Buttre (from the collection of the Library of Congress).

Guidelines for Evaluating and Documenting Properties Associated with Significant Persons

**Beth Grosvenor Boland
Historian
National Register of Historic Places**

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INTRODUCTION

Criterion "B" of the National Register Criteria for Evaluation states that properties may be eligible for listing in the National Register of Historic Places if they "are associated with the lives of persons significant in our past." Persons significant in our past are those whose activities have been important to the communities in which they are located, to the history of their state, or to the nation as a whole. The National Register generally defines "the past" as that period earlier than fifty years ago, but more recent properties may qualify for listing if they possess exceptional significance.

Three steps are involved in determining whether or not a historic property meets Criterion B through association with an important person. Each of these steps must be addressed in the registration form in order to meet National Register documentation standards.

1. Determine the importance of individuals associated with the property being evaluated by gathering information on their lives and on the broader historical context within which they may have made a significant contribution.
2. Determine the length and nature of a significant individual's relationship to the property under study and to other historic resources; then decide why the property is an important representation of that person's accomplishments.
3. Assess the historic integrity of the resource; that is, determine if the property retains enough authentic historic character to convey its significant associations or qualities.

The following guidelines are intended to assist anyone preparing National Register documentation to follow the steps enumerated above. They fall roughly into three categories, with some overlap. Guidelines 1—5 deal primarily with evaluating the significance of a person under National Register criteria. Those numbered 6—9 emphasize the evaluation of a property's association with that individual. Numbers 10 and 11 are general standards that must be applied to all properties after assessing the significance of the person and the resource.

Examples follow the discussion of each guideline, representing types of arguments and documentation that the National Register finds acceptable or not acceptable to justify significance under Criterion B. These examples, excerpted from nominations submitted to the National Register, quote only the essence of each argument and important contextual information, not all of the information that may have been provided in the original nomination. Comments follow each example to clarify the way in which it illustrates the guideline under which it is cited.

The use of actual nominations has resulted in certain biases appearing in the examples. The vast majority of individuals discussed in the examples are male caucasians, and most are businessmen or politicians. This reflects the fact that women, minorities, and historical themes other than commerce and politics/government have not been well-represented in nominations submitted to the National Register. There are also few properties associated with scoundrels, or others whose influence has been negative, but historically important nevertheless. We hope that reviewing this bulletin will encourage State and Federal Historic Preservation Officers to nominate properties that represent a wider variety of individuals and historical themes.

As of August 1988, there were 8366 properties listed in the National Register of Historic Places for significance under Criterion B. This number represents approximately 16 percent of the total number of listings in the National Register. Of the properties listed for associations with important persons, over half possess local significance. The homes of individuals comprise the vast majority of the properties listed under Criterion B, with the next four most common functional types being workplaces, agricultural resources, educational institutions, and religious facilities.

Most properties nominated for associations with significant persons also are nominated for other reasons, as indicated by the fact that almost two-thirds of the properties nominated under Criterion B are significant in the area of architecture as well as for the area in which the individual(s) achieved recognition. The other most common areas of significance for these properties are politics/government, commerce, social history, exploration/settlement, and industry.*

*Additional technical discussion on developing historic contexts, applying National Register criteria, and other issues may be found in National Register Bulletin 15: "How to Apply National Register Criteria for Evaluation," and Bulletin 16: "Guidelines for Completing National Register of Historic Places Forms," or by contacting the National Register of Historic Places, National Park Service, Post Office Box 37127, Washington, D.C. 20013-7127.

Guidelines for Properties Associated with Significant Persons

Discussion and Examples

1. Specific individuals must have made contributions or played a role that can be justified as significant within a defined area of American history or prehistory.

Documentation for every person identified as significant must identify the area of history—commerce, exploration/settlement, literature, politics, etc.—in which the individual made an important contribution. In order to determine how important the actions of an individual were in the evolution of any area of history in a community, state, or the United States, it is necessary to acquire background information on pertinent aspects of that area's history or prehistory.

The type and amount of documentation in a National Register nomination will vary according to the geographical breadth of a person's influence (local, statewide, or national), the area of history in which a person made an important contribution, and the extent of scholarly or public knowledge about a historic context or theme and the significance of specific people within that context. For example, for a local educator, a nomination should include basic facts on the development of a town's school system or educational policies for a sufficient period of time to permit an understanding of the educator's impact within that system. The nomination for a property associated with a nationally-known figure would likely require a less detailed explanation of historic context. This is not because the Register has less appreciation for local history inherently, but because the specifics are less widely known in these cases, and must be documented as part of the explanation of significance.

For several reasons, determining the local significance of individuals is often more difficult than determining state or national significance. At any level, a person's importance may be determined in either of two ways. Using the perspective of local history: one may begin with the important themes in a community's history, and then seek out those who were instrumental in the development, fluctuations, and major

events in those themes. Conversely, one might start with information about certain individuals, and attempt to determine whether or not their activities were important in any aspect of the area's history. In either situation, it is necessary to research both the individuals and the area(s) of history in which they played important roles. Below are only a few examples of persons who would be considered locally significant:

- town founder
- author/artist whose works "put the town on the map"
- philanthropist responsible for major buildings, parks, and institutions in the community
- hero in an important local battle
- citizen who began a literary club that served as an important precursor to the town library
- entrepreneur who developed a local business into one of the community's main economic bases
- developer responsible for the establishment, growth, and prosperity of an important subdivision or suburban neighborhood
- politician who secured water rights for an area
- judge or politician whose exceptional longevity in office, or cumulative roles in several offices, can be shown to have had a major influence on the community's legal or political system
- farmer whose business acumen or practical innovations in agronomy established or revived an area's agricultural prosperity
- negotiator who played a key role in maintaining peaceful relations between Native Americans and white settlers
- reformer whose leadership was a major factor in bringing about important political, social, economic, etc. changes

Associations with one or more individuals in a particular profession, economic or social class, or ethnic group will not automatically qualify a property under Criterion B. The fact that we value certain professions or the contributions of certain groups historically does not mean that every property associated with or used by a member of that group is significant. The important accomplishments of specific individuals

whose significance is associated with the property must be demonstrated to justify significance under Criterion B. For example, those who hold elected office are not automatically assumed to be significant in the area of politics/government without an explanation of their significant achievements or influence in the political history of their communities, states, or the nation.

Some properties that are not eligible under Criterion B may be eligible under Criterion A for associations with broad patterns of history, or for Criterion C for representing a type and period of construction.* For example, a district may be eligible under Criterion A as a fashionable residential neighborhood built for and occupied primarily by wealthy business leaders at the turn of the century.

When specific individuals cannot be identified, or the significance of the activities, accomplishments, or influence of specific individuals cannot be identified or explained, significance rests more in a property's representation of a pattern of history, and the appropriate criterion is A rather than B. This is true even when the careers or actions of various individuals are discussed to illustrate these important patterns of history. Certain patterns of development that can be seen in the lives of a group of persons linked by origin, class, profession, degree of civic involvement, etc., whose activities influenced a community in a profound way may constitute an important theme in an area. Still, it is important in such cases to be able to define the characteristics by which those contributing to the pattern can be identified, and to explain specifically how these people had a significant impact on the area's historical development. Specific individuals should serve as examples, but unless their activities were individually important, the applicable criterion would be A rather than B. If contributions of one or more specific individuals associated with a property can be justified as significant within the broader pattern, then Criteria A and B both will be applicable.

The following are examples of nomination documentation that are acceptable or not acceptable in justifying the significance of one or more individuals under Criterion B.

*See Appendix B for a list of the National Register Criteria for Evaluation.

Example #1; Acceptable:

Matthew E. Helme, a member of Huntington Beach's first Board of Trustees and its fourth mayor, played a significant role in the formation and settlement of this sea side town. He moved to Huntington Beach in 1903, living in this house. . . . He contributed much to the formation and incorporation of the community of Huntington Beach. He fought for incorporation, was elected to the town's first Board of Trustees, worked to get that all-important commodity, water, functioning in a city system, helped to set up a modern fire department, helped set up the city manager system which still prevails, authored an ordinance setting up the sale of the city's first gas bonds, and introduced a substantial street paving and lighting program. . . .

Matthew Helme was pro-incorporation and felt strongly about forming a city which would provide adequate municipally-owned services for the safety and well being of the residents. He was one of five persons elected to the first city Board of Trustees. The election was conducted with all write-in votes as there was not time to print ballots. In the election of 1912 and 1916, he received the highest number of votes. On April 19, 1916, he was elected Mayor by a unanimous vote of his fellow Trustees. *The Huntington Beach News* reported: "the tribute is a fitting one for Trustee Helme, as he

has been a member of the board since the city was incorporated and at the election of April 19 received the highest votes cast for any of the candidates for Trustees. He was accorded the same honor in the election four years, [sic] which gives him a standing in the community that any citizen might be elated over." On July 12, 1916, the City Manager system in the city was set up under his guidance and he was Mayor when the new city hall on Fifth Street was built (August 1916). He sponsored the ordinance authorizing the sale of gas bonds. . . . In December of 1916 he formed a committee to set up a municipal water system. He felt strongly about obtaining more modern fire equipment and worked hard toward that end. Gas lights were placed along Main Street to the city limits. That stretch of street was paved. . . . This act recognized the change in methods of transportation from street car, train, and buggy to automobile. . . . Mr. Helme resigned as Mayor of Huntington Beach in May of 1917.

Comment: Not only does the nomination identify offices held by Matthew Helme, offices doubtless held by hundreds since 1900, it also explains Helm's distinctive achievements while in office. It is easy to see both that these are important contributions to the development of the community, and that they impart a significance to his political service not automatically incurred through merely having served one or more terms in an elected position.

Example #2; Acceptable:

The district encompasses what remains of the "commercial corridor," lining both sides of Main Street, which began to develop in the 1840s during Racine's earliest days as a Great Lakes port [and] flourished after the 1880s when Racine was growing as a center of manufacture. . . . It contains buildings which are associated with a number of . . . "firsts" in the history of the city. . . .

The earliest commercial development in the district was, of course, the establishment of stores and workshops to serve the early settlers. . . . The successful shopkeepers became involved in the economic development and in the government of the Village and of the City of Racine. . . .

Nicholas D. Fratt and his brother Francis built the store at 420 Main (No. 18), . . . [and] operated the Washington Market, as their store was called, until 1850. Nicholas was one of the founders of the Racine County Bank and became its president in 1858. In 1859 he was the state senator from Racine. He also served as the president of the Racine County Agricultural Society and of the State Agricultural Society. In both 1881 and 1884, he was the Democratic candidate for Governor of Wisconsin. . . .

The first Racine banks were organized in the district, and during the period of the Old Main Street



Helme-Worthy Store, Huntington Beach, California, in 1907 and 1986 (1907 photographer unknown; 1986 photograph by Guy Guzzard).

District's commercial importance, they all maintained their offices in the district or very close by. . . . The first bank to succeed seems to have been the Racine County Bank, which was incorporated in January of 1854. . . . In 1864, the bank was reorganized as the First National Bank of Racine, and therefore, it became the oldest national bank in the county. . . . The building no longer exists, and the First National Bank of Racine is now known as the Marine Bank South.

Comment: The documentation explains the context within which successful merchants expanded their influence, and specifies the important role that Nicholas Fratt played within that context. The nomination clarifies the importance of this particular bank among many others, and although Fratt was only one of the bank's founders, and one of its presidents, the fact that he served as both suggests a more distinctive role than other founders or presidents. His presidency of several organizations involved in the area's commerce, and his election to the state senate and nomination for governor underscore his importance. The bank building is gone, and the store best represents Fratt's significance, which is in the area of commerce. Although Fratt served in the state senate and ran for governor, there is no context or analysis provided on which to evaluate his significance in the area of politics/government.

Example #3; Not acceptable:

The Wilson House is significant under criterion B for its associations with the emergence of the traveling salesman as an important figure in American economic life. This association with an important historical development arises directly from the association of the property with Robert Cowan Wilson, a prominent Belton citizen, who made his living as a traveling salesman during a large portion of the period when he occupied the house. . . . The life of R. C. Wilson (1856-1942) is somewhat typical of a prosperous businessman of his era.

Comment: The problem is indicated in the last sentence of the paragraph. Although the nomination identifies Wilson's profession, and goes on to summarize the significance of that pro-

fession and give details of Wilson's life and professional activities, it does not explain Wilson's individual significance within his profession.

Example #4; Not acceptable:

It was during his farm years that Blair served three times in the state senate. . . . In 1877 he retired from the senate, left the farm to his two youngest sons, and built a large brick house in town. Prior to the time he purchased the farm, Blair had been a village trustee and served three terms as village president. Upon his return to town he re-entered village politics, and he remained active in the bank until his death in 1880. . . .

Because of its associations with the Honorable William Blair, a local political leader and state senator for six years, the farm has local significance in the area of politics and government. After serving three terms as state senator and holding numerous local political offices, it is clear that William Blair was highly respected . . . —Blair School was named after him. The little Greek Revival farm house is most clearly associated with Blair during his years in the state senate, the period of his broadest-reaching political significance.

Comment: Although William Blair lived in this house during his six years in the state senate, the nomination does not explain how Blair's role as a state senator had "broad-reaching political signif-

icance" within a context of local or state political and governmental history. Also, since his role in local politics occurred while he lived "in town" rather than at the farm, his political achievements at that time would be associated with his residence(s) or office(s) in town, and not with the farm.

2. For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.

Residential districts in which a large number of prominent or influential merchants, professionals, civic leaders, politicians, etc. lived will be eligible under Criterion B only if the significance of one or more specific individuals is explicitly justified. It should be clear which area(s) of significance is represented by each individual. When it is difficult to pinpoint the specific significance of individual residents because significance rests more in the cumulative importance of the collection of many prominent citizens, Criterion A is more appropriate because the district reflects a "broad pattern" of community development by having evolved historically into a neighborhood where this "class" of citizens resided.

For family seats, or other properties associated with a prominent family, it is essential to identify the specific accomplishments of individual family members to qualify the property under Criterion B. In cases where a succession



Home (far left) of Dr. Mckimmon Brown, who was instrumental in establishing a small hospital that was for many years Birmingham's only hospital where black physicians could practice: part of the Smithfield Historic District, Birmingham, Alabama (Paige McWilliams).

of family members have lived in a house and collectively have had a demonstrably significant impact on one or more aspects of the community's development, as a family, the house is more likely to be significant under Criterion A for a pattern of events.

Example #1; Acceptable:

Lumbering was and is one of the most significant industries in the state and region, and lumber company towns, prior to modern highways, played a significant role in that industry. . . . Potlatch's significance lies . . . in its representation of company town planning and building design and its history. Potlatch is the best example of a lumber company town in Idaho, and it was one of the largest and longest-lived of the many Western lumber company towns. . . .

Most of the significant individuals associated with the Potlatch Lumber Company lived in the Nob Hill Historic District, since virtually all the company's managers lived here. The two most significant were William Deary, the company's first general manager for whom the town of Deary, Idaho, is named, and Allison Laird, the first assistant general manager, then general manager upon Deary's death. Laird Park in northern Latah County, Idaho, is named for him. These two men directed the affairs of the company for nearly the first thirty years of its existence. Among other locally significant individuals to live here were A. A. McDonald, general manager of the Potlatch Mercantile; Walter J. Gamble, general manager of the W. I. & M. Railway; Walter Humiston, company assistant general manager after Deary's death; and James J. O'Connell, Potlatch Unit Manager of the Potlatch Forests, Inc. from 1932 to 1951.

Comment: The district is eligible under Criterion A as the residence of most of the managers of an important company, as well as other prominent local businessmen. It is the best resource representing the pattern of collective influence exercised by these men. The district also meet Criterion B because the nomination identifies the two specific individuals who were the most important managers in the company's history.

Example #2; Not acceptable:

The district is associated with the early settlement and growth of Opelika, some of its earliest pioneer families and its most prominent commercial families. Here the families of the town founders built and maintained homes, and here the most prominent bankers and merchants lived. . . .

In 1865 successful Lee County planter John Edwards (b. 1838) and his wife of five years, Sara, built the district's most distinguished residence. . . . James McNamee was the Vice President and Director of the Bank of Opelika and a charter trustee of the Opelika Seminary. . . . Surveyor William Barnes, Jr. (born 1848) . . . was the son of distinguished attorney W. H. Barnes (1824-87) and the brother of two Opelika mayors. . . . Josh C. Condan, a local jeweler, was a founder of the First National Bank and a town alderman.

Comment: Although the documentation may justify the district under Criterion A, because the neighborhood reflects a pattern of history by having developed as a focus of civically-active, prosperous, and well-connected citizens, the in-

formation on individuals is not adequate to qualify the district under Criterion B. The nomination either would have to specify how the activities of one or more of the persons discussed had a significant impact or influence on an aspect of the community's history, or would have to clarify how one or more specific individuals were distinguished in a significant way from other business or civic leaders by the number, type, or particular offices or activities in which they were involved. The significant achievements would have to have been accomplished by residents of the district, not by relatives of those living in the district. Additional information on those mentioned in the nomination might supplement the existing documentation sufficiently to show that the district meets Criterion B.

Example #3; Acceptable:

The Exchange Bank of Golden is significant historically in that it represents an important step in the evolution of a business complex begun by a pioneer immigrant Illinois prairie family. The progression of business interests of the Emminga family from Germany served as the



Cox-Shoemaker-Parry House, Manti, Utah: home of Orville Southerland Cox, a leading Mormon colonizer; Jezreel Shoemaker, an influential church and political official; and Edward Parry, the Welsh master mason of the Manti Temple (Tom Carter).

wellspring of development of the town of Golden and its surrounding rural community. Beginning with a county windmilling operation, the family entrepreneurship in turn included grain elevator and shipping businesses, flour processing and export, banking on a local and regional scale, sponsorship of the local newspaper, and through its banking functions, real estate development and underwriting of a myriad of local commercial and public enterprises. Collectively, the Emminga interests accounted for a major portion of local employment. . . .

By 1891 the bustle, noise, and dust of the milling operations created the need for a new mill office removed from the mill itself. For this purpose, Harm [Emminga] built a new commercial block just across the railroad tracks from the mill elevator complex. . . . In planning the office complex Harm had included a large walk-in vault as well as a free-standing safe. It was common practice for the mill office to hold sums of money for clients and frequently to make short term loans against grain receipts. It was natural, then, that the Exchange Bank would evolve at the opening of the new business block and in the same room as the mill office. While at first some of the mill personnel conducted bank business, as bank operators grew more sophisticated tellers, cashiers, and accountants were added to the bank payroll.

As loans were made not only for farming operations but also for varied business ventures, the commerce of the bank impacted significantly on the employment and business development of the Golden community. During these increasingly rapid growth years Harm Emminga was also developing real estate tracts in Golden and building some homes for some of his key personnel. The influence of Harm Emminga . . . was now felt in every aspect of community life. . . . The bank and the Emmingas so prospered that by 1921 they had become partners in all of the banks in Quincy, a regional center 35 miles west.

Comment: In addition to discussing the evolution of the family's business enterprises and their impact on the community (most of which documentation is not quoted above), the nomination explains the significant activities of a specific in-

dividual in the family, Harm Emminga. Therefore, the Exchange Bank meets National Register Criteria A and B.

Example #4; Acceptable:

Miller Brothers [Department Store] was founded in 1889 by Frank Miller Sr. and Gustavius H. Miller. . . . The original Miller Brothers store was located at 510 Market Street; . . . upon completion of the [current] Miller Brothers building [in 1898], company ads boasted "the greatest display of merchandise that has ever been shown in a Southern store." . . . The new location was highly successful for the firm; . . . several other department stores provided competition but Miller Brothers overshadowed all rivals with their number of customers and sales volume. . . .

In addition to their interest in the department store, each of the Miller brothers played a role in other commercial development in Chattanooga. Frank Miller Sr. helped to found and manage the United Hosiery Mills Company and was active in banking and land investments. His brother Gus Miller served as Vice-President of the Hamilton National Bank. He also helped found the United Hosiery Mill and the Miller-Smith Mill. By the early 1920s the Miller brothers had helped to make Chattanooga the nation's second leading manufacturer of women's hosiery. . . .

Both Gus and Frank were innovators in providing services to Chattanooga. Their store became a landmark in the city. . . . A 1972 newspaper article stated that Millers was regarded by many as a "Chattanooga institution" for its role in commerce and merchandising.

Comment: It is sometimes difficult to separate the degree of contribution by individual siblings or partners who simultaneously ran a significant business or other enterprise. If the documentation identifies specific important individuals, justifies the significance of their endeavor, and provides enough information to show that each person played an important role in rendering the endeavor significant, then the associated resource will be considered eligible under Criterion B for associations with both partners, even if it is not always clear which partner made a particular decision or conducted a specific activity. In the case of the Miller Brothers Department Store, the nomination supports the

claims about the success and influence of the store in the city's commercial history with several pages of detailed documentation. All references to the store's management, including those quoted above, discuss the brothers as a pair. Additional activities of each brother indicate that both possessed business sense and ability.

This principle does not apply to cases where a business or homestead is associated with several generations of a family over the course of time, or with a large board of directors, in which cases the specific significant contributions of individual family or other members must be documented (see the next example).

Example #5; Not acceptable;

The Jarman Farm . . . derives historical significance from the Jarman Family who were prominent early settlers in the northeast corner of Rutherford County. . . .

Robert H. Jarman emigrated . . . from North Carolina in 1796. At an unknown date, he built a house off Cainsville Pike. . . . It is likely that he was one of the earliest settlers in the area. He appeared in the Wilson County Census as aged 50-60 with a wife and seven children. Jarman was apparently a successful farmer as is indicated by the fact that he owned twelve slaves. By 1850, Robert H. Jarman must have died since the census lists only his wife, Susan (Age-64), his son, Robert Hall (Age-27), and his daughter, Christiana (Age-20). Susan was born in Virginia but both children were born in Tennessee.

Between 1850 and 1860, Jarman's son, Robert Hall Jarman (1822-1884) built a house just south of his parent's [sic] home across the county line in Rutherford County. His farm prospered and by 1860, he owned nineteen slaves and had three slave houses on his property. After his death in 1884, the property passed to his son, Rufus E. Jarman. Rufus and his wife had been living in a small house just south of his father's house which had been built expressly for them a year earlier. Rufus and his wife moved into his father's home in 1884. Rufus Jarman was heavily involved in community affairs and helped build both the Lascassas School and the Lascassas Baptist Church. Records reveal that in 1882, he helped erect a

house for the church to meet in and in 1922, he served as a committee member involved in building the church which stands today.

The house remains today in the Jarman family.

Comment: There is not enough information on any individual member of the Jarman family to explain how he was "significant in our past." The information on the early settler Robert H. Jarman is very sketchy and does not explain how his success was significantly distinctive from other prosperous early farmers. Moreover, the house that is nominated is not associated with him, since it was built after his death by his son, Robert Hall Jarman. The statement of significance does not address Robert Hall Jarman's significance, stating only that he prospered. Finally, although Rufus Jarman was "heavily involved in community affairs" and "helped build" a school and several church structures, the nomination does not explain his significance within the context of all those who were civically-active in the community.

3. Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field.

Part of establishing the historic context for evaluating a person's significance is discussing others who were involved in the same type of interests or activities. Many, many people have held positions of alderman, mayor, school trustee, bank president, union leader, hospital board member, business founder, and the like over the course of an average community's history. Some of them undoubtedly played important roles in the town's development, but it is unlikely that they all could be considered truly significant by having had a major individual impact or influence on the life of the community. Therefore, it is important to distinguish those whose activities, initiatives, or conduct in elected offices or other prominent positions made a significant difference in an area's history.

Nominations of properties for associations with leading local citizens must explain how selected individuals have been defined as leaders among their fellow citizens. It is not enough to show that an individual has acquired wealth, run a successful business, or held public office, unless any of these accomplishments, or their number or combination, is a

significant achievement in the community in comparison with the activities and accomplishments of others. Otherwise, any property associated with any citizen who has attained the same level of success would meet National Register criteria. Unless that level can be demonstrated to have been distinctive, the concepts of leadership and significance have been lost. This does not mean that only the most prominent person in any given field can be considered important enough to be recognized with a National Register nomination, but each person must be shown to have played a distinctively significant role in comparison with others to qualify a property under Criterion B.

In some cases, the context for evaluating an individual's contributions may be provided by establishing the significance of a historic theme to a community, and then explaining the types of contributions that would qualify an individual as significant within that theme. Consider, for example, a community whose economic base during a specific period is linked to a particular industry such as flour-milling. If the nomination justifies the significance of the industry, and if the documentation adequately explains the types and degrees of accomplishments required of an individual to have played a significant role in the industry's history, then a property may be eligible for associations with an individual shown to meet those requirements. This would be true even if there are many other individuals and surviving properties associated with flour-milling. The key factors are specifying and adequately justifying within the community's (state's, or nation's) historical development, the activities or contributions defined as significant, and then documenting that a particular individual has made these contributions.

If a person's important contributions are unique, it is unnecessary to compare them with others. It is essential, however, to adequately document that the accomplishments are both unique and significant.

If a person is very well-known on a national scale for his or her accomplishments in an area of history, then it is not necessary to explain that significance in detail. However, the nomination should provide a general summary of that significance, such as "James J. Hill, later known as the 'Empire Builder,' was to fashion from this

beginning the largest rail system in the nation." The nomination must also demonstrate the relationship and the significance of the nominated property to the individual's acknowledged significance. For people who are less well known, including most of those having local significance, it is necessary to provide context in sufficient detail to understand why the person was important.

One test of whether an individual's national significance is sufficiently acknowledged to preclude a detailed justification would be to ask if that person is included in the *Dictionary of American Biography*, the bibliographical section of the *Encyclopedia of American History*, or other reference works of similar recognized authority, or if (s)he is highlighted in college American history survey courses. Examples of individuals who meet this test are Cotton Mather, Harriet Tubman, George Washington Carver, J.P. Morgan, Georgia O'Keefe, Norman Thomas, and others of similar stature.

If a property is being nominated for associations with a well-known figure of national importance for reasons other than those for which (s)he is widely famous, then the context and justification for that area of significance must be explained.

Example #1; Acceptable:

The community's platting coincided with the arrival of the Port Huron and Lake Michigan Railroad in 1870, and growth followed swiftly. In only three years, the community was incorporated as a village. . . . In the 1870s, lumbering and agriculture were the key industries. Imlay City was developing rapidly as a wood products and agricultural center and, by 1883, . . . the village had a population of 1000 people, . . . farm produce for shipping, and a second rail connection. . . . By 1887, the village had even grown bold enough to challenge Lapeer for the county seat. . . .

The town did not become the county seat, but continued to grow slowly in the 1880s, 90s, and early twentieth century, with agriculture the mainstay of the economy once the short-lived lumber boom ended. . . .

The construction of the railroad line opened up a previously only very thinly settled area and provided markets for locally produced lumber

and agricultural goods. Farming in Imlay City and other southern Michigan towns was not of the subsistence type, but involved the raising of cash crops, such as wheat, which were processed near the source. The resulting products were shipped to markets—often in the east or northeast—by rail. The provision of elevators and other storage facilities on the railroad line and at a conventional central point for the area was also a necessary prerequisite for commercial-scale farming. The location of the elevators and other storage and shipping facilities at the central site formed the nucleus of a market town/agricultural service center.

Imlay City had one elevator when Walter Walker (1850-1923) and his younger brother Robert settled in 1873. Jacob Lamb . . . had erected a grain elevator in 1870-71. During Lamb's first two years of operation, he disbursed half-a-million dollars to farmers in return for their wheat. County histories of the period proclaimed the Lamb elevator to be the largest one standing between Port Huron, Michigan and Chicago.

In spite of the competition from Jacob Lamb, however, the Walker Brothers elevator also prospered and reflected the strength of Imlay City's economy. Beginning in 1874 with the construction of a second grain elevator and a storehouse for the storage for shipping of other local agricultural produce, the Walkers quickly became the larger of the two local firms engaged in the elevator/storage/agricultural supply business. By 1887 Walter Walker & Co. . . . had two of the three grain elevators in town with a total capacity of 60,000 bushels. The firm continued on as the leading agricultural products-storage and agricultural supply business in town until Walter Walker's death in 1923 and remained in operation until the 1930s. Of the Walter Walker & Co. buildings, only a single warehouse survives today.

Comment: Despite Jacob Lamb's earlier, also highly successful, and possibly larger, grain elevator, the context makes clear that Walker's business also was important to the city's agriculturally-based economy.

Example #2; Acceptable:

The St. Paul, Minneapolis and Manitoba Railway Company Shops . . . are historically significant as the oldest existing Railroad Shops Complex in the state, and as the railroad facility which provides the most concrete historical link to the St. Paul and Pacific Railroad, Minnesota's first successful railroad company, and to James J. Hill, the state's most powerful and influential railroad magnate. . . .

Despite . . . early success, the company suffered financially, and in 1879, it was purchased by James J. Hill and three other St. Paul investors who organized the St. Paul, Minneapolis and Manitoba Railway Company. James J. Hill, later known as the "Empire Builder," was to fashion from this beginning the largest rail system in the nation. To construct this vast network, Hill needed a railroad shop complex larger than the original St. Paul and Pacific shops in downtown St. Paul. In 1882 he began to supervise the construction of the St. Paul, Minneapolis and Manitoba Railway Company Shops on a thirty-six acre site south of Oakland Cemetery. . . .

James J. Hill spent much of his time at the St. Paul, Minneapolis and Manitoba Railway Company Shops, overseeing the development of new technology and supervising work.

Comment: James J. Hill is well-known as one of the major railroad magnates of the late nineteenth-early twentieth centuries, and his significance need not be justified in the nomination in any detail, as long as it is summarized, as it is in the above excerpt. The way in which the nominated resource represents his significance does need to be justified, and since his empire grew from his takeover of the St. Paul and Pacific Railroad, and since the nomination states that Hill spent a considerable amount of time in those shops overseeing work, the resource meets Criterion B.

Example #3; Not acceptable:

The Richard Murphy-Walter Walker House is significant for its associations with businesspeople who helped establish the economic foundations of Imlay City. Richard Murphy, who built the home in 1896, was an early Imlay City carriage and wagon maker. . . .

In 1874, Richard Murphy . . . immigrated to Imlay City from Canada. Murphy opened a cabinet and wood-working shop on the corner of Third Street and Almont Avenue and, over the next five years, expanded his business to include the production of carriages and wagons and began to invest in real estate. The operations must have met with success because on October 28, 1879, Richard and Arabella Murphy purchased property



St. Paul, Minneapolis, and Manitoba Railway Company Shops, St. Paul, Minnesota (Miller F. Dunwiddie).



David T. and Nan Wood Honeyman House, Portland, Oregon, ca. 1909: home of progressive leader and reformer Nan Wood Honeyman, the first woman from Oregon to serve in the U.S. Congress (from the collection of the Oregon Historical Society, Neg. No. 35935, #1822).

from Jonathan Hunt for \$500 and on August 2, 1883, *The Lapeer Democrat* reported that "Richard Murphy intends building, at once, a fine residence on his five-acre lot on Almont Avenue."

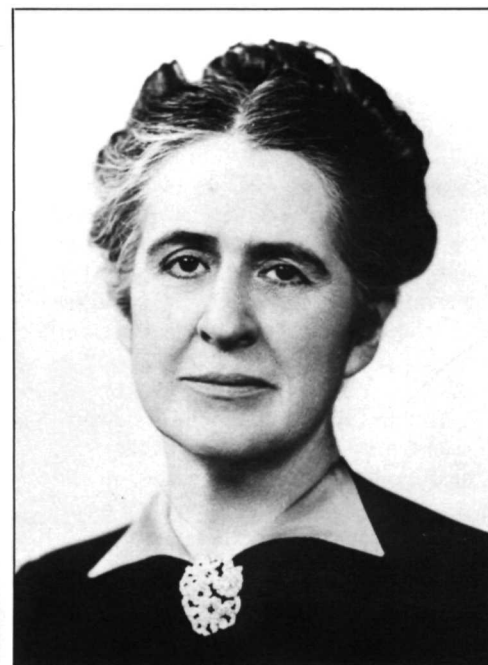
Comment: This example is taken from the same nomination as that which included the discussion of Walter Walker (see Example #1 on p. 10), but in the case of Richard Murphy, the context does not provide any information that would help us evaluate the significance of Murphy's success as a businessman. Although Murphy "must have met with [financial] success," in his cabinet/wood-working business, carriage construction, and real estate dealings, the documentation does not explain the significance of Murphy's business or of his individual accomplishments, either within the context these professions, or in comparison with other successful and prosperous businessmen of the period.

4. Properties that were constructed within the last fifty years, or that are associated with individuals whose significant accomplishments date from the last fifty years, must possess excep-

tional significance to be listed in the National Register.

To ensure professionalism and objectivity in assessing our history, the National Register criteria require that a property have acquired significance at least fifty years ago, or that more recent characteristics or associations possess exceptional significance. This requirement helps protect against transitory interest in recent persons and events that may not withstand the test of time, and allows a sufficient passage of time for scholars to have developed an interest in, conducted research on, and made critical judgements about past events, themes, and people.

Because it is important to be able to evaluate the accomplishments of an individual objectively, with the benefit of historical perspective, the function of the Register would be substantially changed if the National Register were to become a means of honoring living figures. The impossibility of maintaining historical perspective in the listing process ultimately would have the effect of devaluing the recognition afforded by listing in the National Register. Therefore, properties associated with liv-



Portrait of U.S. Representative Nan Wood Honeyman, 1939 (Harris & Ewing; from the collection of the Oregon Historical Society, Neg. No. 011397).

ing persons generally are not considered eligible for inclusion in the National Register.

If a person has ceased making contributions in a field of achievement for a sufficient length of time to allow a scholarly and objective assessment of his or her role within that field, the National Register will consider listing a property that represents the person's assessed significance. The National Register criteria define a sufficient passage of time as fifty years unless the individual's accomplishments can be documented as having been exceptionally significant. Exceptional significance must be clearly established and broadly recognized in scholarly literature and public consciousness.

A person does not have to be nationally known and recognized to have made an exceptionally significant contribution to our history. The standards for evaluating exceptional significance are the same whether a resource is important to a community, state, or the nation.*

*Additional guidance on this issue appears in National Register Bulletin #22, "How to Evaluate and Nominate Properties Less than Fifty Years Old;" Bulletin 6, "Nomination of Properties Significant for Association with Living Persons;" and Bulletin #15: "How to Apply National Register Criteria for Evaluation."

Example #1; Acceptable:

The Elijah Pierce Properties are significant for their affiliation with Elijah Pierce, the internationally recognized wood carver/folk artist, who is considered to have made a significant contribution to the black American folk tradition. The basis of this legacy was established in the 1920's and 1930's. The two properties included in this nomination are 1) his former residence . . . and 2) his former barbershop. . . . Both properties are associated with Elijah Pierce's productive life as a wood carver.

The Elijah Pierce Properties have achieved significance within the last fifty years. They are exceptionally significant. . . . Past performance (the demolition of eleven other structures associated with Elijah Pierce) has illustrated the need for additional means to foster awareness, promotion, respect and preservation of these resources. . . .

Elijah Pierce (b.1892) . . . arrived in Columbus, Ohio in 1924. He worked and lived in as many as fourteen different locations in the near eastside neighborhood of Columbus. The residence and barbershop being nominated are two of only three such structures still standing. . . . [The third is] not included in this nomination because of its more recent association with Elijah. . . .

In all types of wood Elijah's untrained hand has carved out the images and then embellished them with brightly colored house paints, varnish, glitter and rhinestones. "Unlike many other carvers and painters of the twentieth century who are described as 'folk artists' but whose work reflects an individual as opposed to communal aesthetic, Mr. Pierce merits the title 'folk artist' in the strict academic sense. . . ." (Robert T. Teske, Arts Specialist, Folk Arts Program, National Endowment for the Arts)⁴

Elijah Pierce's works consist of both free standing figures and bas reliefs. "He has taken traditional craft techniques, shared by African-American and Anglo-American practitioners, and used them in combination with a particularly powerful personal religious vision to create a body of work that is simply unparalleled in the field." (Timothy Lloyd, Traditional Arts Program, Ohio Arts Council)⁵ "The religious aspect of

Pierce's work reached an apogee with two works, the monumental *Crucifixion* and *The Book of Wood*. The former was carved in numerous small pieces in 1933 and only later mounted in its present form. *The Book of Wood* was completed over about a six month period in 1932. . . ." (Livingston, 1982)⁶ . . .

Folk artists were not considered within the mainstream of art criticism until fairly recently, but well qualified individuals have evaluated Pierce's work and their conclusions have established his prominent place in American art. The fact that Pierce's national [sic] has been evaluated in a national context in such primary folk art references as *American Folk Art* by Robert Bishop and *Twentieth Century Folk Art and Artists* by Hemphill and Weissman evidences that art historians believe sufficient time has passed to evaluate his work in an historical context. Since the early 1970's art galleries and museums which have recognized Elijah Pierce include the Museum of Modern Art, Abby Aldrich Rockefeller Folk Art Center, The Renwick Gallery of the National Museum of American Art. The Corcoran Gallery and the International Meeting of Native Art in Zagreb, Yugoslavia where he took his first prize. Although much of this attention to Elijah Pierce and to folk art in general has been of late, it is important to recognize that many of Pierce's most noteworthy carvings date back more than fifty years ago. . . .

Elijah Pierce's barbershop . . . was built in 1954. It was the first and only shop he had built for himself. . . . The shop was more than just a place where Elijah practiced his trade and art, but the special arrangements of carvings hanging on the walls, and the selection of colors for the decor, for instance, are all extensions of Pierce's creativity. The barbershop is essentially unchanged from when it was an active barbershop. Significant features include the barber chair, sink and the table and chair where Elijah had whittled away between customers. . . .

Elijah Pierce's residence . . . served as his home from 1946 until 1970. It was his primary place of residence in the city of Columbus, having served him for 24 years (the longest he ever lived at one location). It too is significant for its integral role with the

creative spirit of Elijah Pierce. He carved both at home and at his shop whenever he had a spare moment.

Comment: The use of footnotes and other references to specific sources demonstrate that Pierce's work has been the subject of scholarly assessment for some time, and has been evaluated as significant by numerous experts. The National Register does not require footnotes, but referencing sources in the statement of significance often strengthens a case by showing that various materials listed in the bibliography have been cited as more than general reference works in the field, and that they actually discuss the person or property under consideration. A comprehensive bibliography, copies of or excerpts from articles on the significant person, and letters from scholars and other experts assessing the person's significance also can help support exceptional significance. Evidence of prizes, awards, and recognition such as gallery exhibits by individuals and organizations with expertise also help strengthen the case.

The critical acclaim accorded many of Pierce's early carvings provides some evidence that sufficient time has elapsed to allow his work to be assessed with historic perspective. Nevertheless, his significance also rests in the accumulated body of work over the course of his career, which appears to have extended at least until his retirement in 1980. Although no properties exist that represent his early career, the two nominated buildings are directly associated with the creation and display of Pierce's works, and possess exceptional significance as rare surviving properties associated with the career of this renowned artist. These buildings meet Criterion B rather than Criterion C because they are significant for associations with the career of the artist rather than as examples of his work.

Example #2; Acceptable:

Clarence Chamberlain was one of that generation of aviators, including Charles A. Lindbergh, who contributed to the exciting and spectacular development of American aviation after W.W. I. Chamberlain is best known for his June 4-6, 1927 flight across the Atlantic which, by reaching Germany, broke Lindbergh's 2-week old distance record. . . .

In less spectacular, but perhaps more valuable ways, Chamberlain before and after his flight contributed to the growth of American aviation. He was a test pilot for Giuseppe Bellanca, a pioneer designer of aircraft who also built the "Columbia" [the plane in which Chamberlain made his historic June, 1927, trans-Atlantic flight], flying all of Bellanca's early planes to test their speed, mileage, handling, and safety. In August, 1927, he made the first trans-Atlantic airmail flight. In later years, he continued to test aircraft for a variety of companies, and served as chairman of the New York City aviation commission.

Chamberlain has been elected to the Aviation Hall of Fame in Dayton, Ohio.

Comment: Although the house itself is over fifty years old, Downing's achievements took place primarily, possibly entirely, within the last fifty years. The documentation dates only one of his numerous publications, but because of the dates of his degrees, it appears that he did not begin his writing career until 1930 at the earliest, and his most acclaimed works were completed only within the last fifteen-twenty years. The recent nature of much of his work raises the question as to whether there has been sufficient passage of time to allow an objective assessment of the importance of his works. The documentation contains no historic context and no scholarly analysis of his work on which to judge whether or not his contributions to the fields of literature or education can be considered exceptional.

5. A property that is significant as an important example of an individual's skill as an architect or engineer should be nominated under Criterion C rather than Criterion B.

Properties that embody the distinctive characteristics of a type, period, or method of construction, that represent the work of master, or that possess high artistic values meet National Register Criterion C. A property that illustrates a person's skill as an architect or the development of skill, technique, or design preference through his or her career or body of work is eligible under Criterion C. Properties associated with another aspect of an architect's life or career rather than or in addition to illustrating his or her architectural talent, may meet Criterion B. For example, the home and studio of an important architect, whether or not (s)he designed it, may be eligible for associations with his or her career. A famous architect also may be significant in areas other than architectural design, such as community planning, philanthropy, politics, education, or some other field, and a resource associated with the person's achievements in any of those areas may meet Criterion B.

Example #1; Acceptable:

The Gladding House is particularly significant for its architecture, a fine rendering of the Spanish Pueblo Revival motifs, and for its importance in the Country Club Addition as the home of James Gladding, the developer and primary architect of this handsome neighborhood, now

known as Spruce Park. . . . Spruce Park is notable for its fine houses in Mediterranean and Spanish Pueblo Revival styles, and for its beautiful landscaping.

Gladding developed the neighborhood as President of Southwestern Construction Company while maintaining his architectural and engineering firm. . . .

The 1926 Building Permit shows Southwestern Homes as contractor and owner of the \$6000 adobe building, which served as the model home for the subdivision until 1928, when Gladding moved in. As the model home, it emphasized the importance of southwestern styles in the new subdivision. . . .

The Gladding House is important as the model home for a subdivision which has become one of Albuquerque's most attractive and coherent neighborhoods. Handsome on its own, it is even more significant as a key building for the Spruce Park neighborhood.

Comment: The Gladding House meets National Register Criterion B as the home of the developer and chief architect for one of the city's most architecturally and socially prominent neighborhoods. The significance of the association with Gladding rests in the house having served as his home, not as an example of his work, although Gladding's willingness to live in one of his houses may have added to the prestige of the neighborhood by showing the architect's confidence in his work. Although the house also meets Criterion C as a significant example of a type, period, and method of construction, the nomination neither claims nor documents significance of the house as the work of a master.

Example #2; Not acceptable:

The Reno County Courthouse (1929-1930) is being nominated to the National Register under criteria B and C for its historical association with William Earl Hulse (1882-1943) and for its architectural significance. Designed by Hutchison based architect Hulse, the stepped, five-story brick and limestone Reno County Courthouse is a fine and rare [state] example of the Art Deco style. . . . The Art Deco courthouse is Hulse's eighth and last . . . county courthouse [in the state] and is his only example in that style. His other court-

Comment: Although Clarence Chamberlain was still living when the National Register received this nomination, his house was accepted because the "pioneer" era in aviation is clearly over, and contributions to the early development of aircraft and air travel can and have been evaluated.

Example #3; Not acceptable:

The Todd Downing House is a two-story structure that was built in the late 1910s. . . . It is primarily important because Todd Downing (1902-1974) lived there and owned the structure for most of his life. . . . He took his B.A. in 1924 and M.A. in 1929; . . . Downing made his most important contribution to his region as a writer. By 1973, he had published eleven different books, the first ten of which were mystery novels which had their setting in Old Mexico. . . . Two of Downing's books were selections of the Crime Club which characterized him as "the most promising mystery writer in America." His last book, *Mexican Earth*, was a non-fiction historical, ethnological and travel book about Mexico; it was named by the National Library of Mexico as one of the best books published in English about Mexico. . . .

Downing made another important contribution to his region as a linguist. In 1970 he completed *Chahta Anompa, A Choctaw Grammar*. Now in its third edition, this publication stimulated a revival of interest in the Choctaw language.



Archbishop Lamy's Chapel, Santa Fe County, New Mexico: chapel used from 1874 to 1909 by Archbishop Jean Baptiste Lamy, whose successes in reviving missions and establishing schools, hospitals, and other social institutions greatly improved community life in his jurisdiction (Karl H. Reichel).

houses were built in the 1910s and 1920s in the prevailing Neo-Classical styles. The Reno County Courthouse maintains a very high degree of interior and exterior architectural integrity and is a significant example of the Art Deco style as interpreted in a pre-Depression designed public building.

Comment: As a significant example of Hulse's skill as an architect, or as an unusual stylistic example in the body of work of an architect prominent in the construction of public buildings in the state, which therefore represents something important about Hulse's work and career as an architect, the courthouse would be most appropriately nominated under Criterion C alone (work of a master), and not Criterion B. The courthouse also meets the portion of Criterion C that pertains to a type, period, or method of construction.

6. Significant individuals must be directly associated with the nominated property.

In order to be considered an important historic resource that represents a person's significance in our history, a prop-

erty must have some connection to the life of that individual. The reason that the National Register criteria single out commemorative properties for special consideration is that these properties are not associated directly with the persons or events that they commemorate.

Types of resources that possess direct associations with an individual include that individual's homes, offices or workplaces; businesses (s)he ran; and locations of important events in which the person played a key role. Associations that, by themselves, would generally not be sufficient to qualify a property as an important representation of a person's historic significance include ownership, ownership by a relative or associate, a single visit, or other types of brief or tangential relationships. If such associations can be shown to be significant—for example, if an individual signed a major treaty or made a critical scientific discovery while on a short visit—then that connection, though brief, could qualify a property for National Register listing under Criterion B.

Example #1; Acceptable:

St. Philip's Episcopal Church is historically significant for its associa-

tion with Reverend Harry P. Corser, early twentieth century civil rights activist, educator, and author. Built as a statement of fraternity and equality in 1903, the church reflects Corser's stand against discrimination. He further influenced Wrangell society by promoting education of both Native and non-Native boys. His work as an author helped preserve vanishing Tlingit Indian traditions. Although a religious property, the church is the only building that remains to mark Corser's life. . . .

Harry P. Corser influenced the social history of Wrangell when he boldly defied convention by supporting the rights of Natives to worship with the non-Native community. His defiance of convention and open admiration of Native culture influenced the non-Native community, an influence illustrated by the election of a Native leader to the City Council in 1904.

In 1899, Corser arrived at Wrangell as the Presbyterian minister for the First Presbyterian Church. Organized in August, 1879, the congregation was principally composed of Tlingit Indians. The non-Native Presbyterian population created a separate church, the Second Presbyterian Church, in 1898. (Skiteen River Journal, April 2, 1898). Corser ministered to both churches until 1903. That year, Corser led a faction composed primarily of Indian church members in rebellion against the church's discriminatory policy. They organized a new religious group called the Peoples' Church. They constructed a church on donated land with donated labor and materials that was to become St. Philip's Episcopal Church. . . . [Corser] continued to serve the church until he retired in 1934.

Corser, a former teacher, also supported education at Wrangell. He served as a member of the Wrangell School Board. In 1907 he started a free night school in the church building. . . . Corser provided the first educational opportunity for Native boys in Wrangell beyond the eighth grade when he began St. Philip's Academy, open to both Native and non-Native boys.

Comment: The church is directly associated with Corser in several ways. He led the group that constructed the church building and he served as rector of the church until his retirement. The

church also was the location of some of Corser's significant activities, such as the operation of a free night school.

Example #2; Not acceptable:

The Marbut house is significant as the creation of one of America's foremost scientists who led the national soils survey program in the early twentieth century, was a major contributor to international soil research, and was the founder of much of Missouri's soils, geological, and geographical academic disciplines as they have been taught and practiced in higher education throughout the twentieth century. . . .

Marbut had occupied a small house in Columbia on Lowry Street where the University of Missouri library now stands. But his professional success away from home allowed him to realize a life's ambition—to own land in the seat of his family's Missouri Ozarks heritage. At the turn of the century, following a European trip, he bought land which bordered on his father's and grandfather's farms. . . . Though a tenant house was occupied on "Orchard Farm," as it was called, Marbut would wait some thirty years before he planned and built his retirement home.

For several years Marbut gave summer lectures at Clark University, Worcester, Massachusetts. While there he was a guest of the university president, Dr. Wallace Atwood [who] lived in a New England Cape Cod shingle style house. As Marbut decided to follow in the tradition of rural Ozarks men by building his own house, he used Dr. Atwood's as a model. . . .

Marbut drew up his plans and mailed them to his brother and manager of the apple orchard, . . . who supervised the construction. . . . During the summer, 1935, Marbut spent a week with his daughter, Helen, checking on the final construction. But a call from Washington presented him with the opportunity to go to Manchuria, China, which he did. . . . In travel through Oxford, Moscow, and the Trans-Siberian railroad, he contracted a cold resulting in pneumonia and his death in Harbin, China, August 25, 1935.

Comment: The property was nominated primarily for its association with Marbut, who made important contributions to science in this century through his

work and publications in soil geology. The house was built as his retirement home in 1935. Due to the unfortunate circumstances of Marbut's death the same year, however, he never actually resided in the house. It is questionable whether he ever saw the building completed. Eligibility for National Register listing under Criterion B requires a direct association between the property and the important person, preferably during his or her productive career. This nomination stresses commemorative and symbolic values, which are not acceptable substitutes for direct associations with Marbut and his life's work.

7. Eligible properties generally are those associated with the productive life of the individual in the field in which (s)he achieved significance.

Associations with an individual should have occurred during the period of time when the person was engaged in the activities for which (s)he is considered significant. Birthplaces, childhood homes, schools attended as children, retirement homes that are not associated with an individual's significant contributions, graves, and cemeteries generally are not considered eligible for the National Register on the basis of associations with that person. Some properties associated with a person's formative years may qualify if it can be demonstrated that the individual's activities during this period had historical significance, or were important in understanding his or her later achievements. Retirement homes may qualify if the person continued significant activities in that home, or if it can be documented that the house is significant in representing the culmination of an important career.

Some properties might be eligible as the only surviving property associated with a significant individual. Such a property might include a person's last home, even if most or all of his or her significant accomplishments occurred before (s)he lived in the house.

Example #1; Acceptable:

The Laura Ingalls Wilder House is historically significant as the residence of Laura Ingalls Wilder, famous children's literature author. Beginning her writing career at the age of 65 in 1932, Mrs. Wilder wrote *The Little House Series* of children's books while residing in this modest homestead in Southwest,

Missouri. . . . Mrs. Wilder's books are now considered International Classics and have been translated into 26 languages.

Comment: This is the building in which the author wrote her most famous works.

Example #2; Acceptable:

The Oscar B. Jacobson House is . . . significant because . . . it is historically associated with Oscar B. Jacobson who, as director of the University of Oklahoma's School of Fine Arts, revolutionized the course of art study for the university.

Jacobson designed his house, completed construction in the summer of 1918, and lived there until his death on September 18, 1966. . . .

Oscar B. Jacobson was an internationally known artist and educator whose influence extended far beyond his local environment. As director of the University of Oklahoma School of Fine Arts from 1916 to 1945, Jacobson revolutionized the course of art study, replacing the Academic style of old copy work with the fresh attitude and palette of the French moderns (see Good 1947) . . .

Jacobson is perhaps best known, however, for his pivotal role in the history of Plains Indian art:

An additional derivative of Jacobson's annual New Mexican sojourns was exposure to the incipient art movement in Indian art taking place in the Rio Grande pueblos. Jacobson became the carrier, the transmitter, of this Native American muse revival to Oklahoma. He drew on many local resources to involve as many Oklahoma-based tribesman [sic] as possible. (Gibson 1986)

As its Director, Jacobson was instrumental in opening the doors of the School of Fine Arts to a group of young Plains Indian artists. Through his sponsorship, in 1928 five young Kiowa painters were accepted into the University as special students. This would prove to be a seminal event in the history of Plains Indian art:

In the late 1920's a new school of Indian art emerged at the University of Oklahoma. The "Kiowa Five" artists, under the direction of Oscar B. Jacobson, became leaders in a movement con-

sidered to be the "renaissance" of Southern Plains Indian art. The interest spurred by showings of paintings by Spenser Asah, James Auchiah, Jack Hokeah, Stephen Mopope, Lois Smoky and Monroe Tsatoke was a turning point in the promotion and acceptance of Indian art in the United States and Europe. (Zahrai 1985)

During the Depression, Jacobson acted as technical advisor to Roosevelt's Public Works of Art project in Oklahoma. Through his influence, many murals executed by Oklahoma Indian artists were commissioned for state post offices and schools as well as the Oklahoma Historical Society building and a public building in Washington, D.C. . . .

In the 1920s and 1930s, the Jacobson House became a focal point for the artistic and literary ferment arising out of the interaction between the Norman, Santa Fe, and Taos artistic communities. The Jacobson's [sic] home was frequently the scene of art showings and gatherings of talented and creative people from all over the world. . . .

Thus the Jacobson House is worthy of preservation . . . because it was the home of a man who, through his work as Director of the School of Fine Arts University of Oklahoma, revolutionized art study there and encouraged the career development of some of the best known Plains Indian artists of the era.

Comment: The house is associated with Jacobson's productive life both because it was his home during the period of his greatest historic contributions, from 1918 until 1936 (it then continued to be his home until his death much later), and because some of his activities relating to his acquaintance with, appreciation for, and promotion of Indian artists occurred there.

Example #3; Acceptable:

No. 238 Ocean Avenue in Portland is the only surviving structure closely associated with John Brown Russwurm (1799-1851), who resided there intermittently in the period 1812-1827. Russwurm was this nation's second black college graduate, a founder and editor of America's first black newspaper, and



John B. Russwurm House, Portland, Maine (Gregory K. Clancey).

one of the major black proponents of African colonization.

Russwurm was the son of a white Virginian planter and a slave-woman who worked on his father's Jamaican plantation. The elder Russwurm relocated in Portland as a merchant in 1812, bringing his son with him and introducing him with pride to Portland society. The younger Russwurm . . . attended Hebron Academy (a Maine preparatory school) in the early 1820's. Although his father had died in 1815, Russwurm continued to reside in the Portland house when not in school. The house had passed into the hands of William Hawes, a North Yarmouth mill owner who had married Susan Blanchard, Russwurm's stepmother, but the family continued to consider Russwurm an integral member.

With the help of Susan Blanchard and her husband, Russwurm attended Bowdoin College in Brunswick and matriculated in 1826, becoming the second black man in the nation to receive a college degree. . . .

Russwurm moved to New York City in 1827 to found and co-edit *Freedom's Journal*, the nation's first black newspaper. The *Journal* supported both abolition and assimilation at a time when most white abolitionists favored black emigration. Russwurm is known to have been an emigrationist during his college years, a view he apparently suppressed while co-editor of the *Journal*. After becoming its sole editor, however, Russwurm gradually changed the

paper's tone to favor emigration, for which action he was harshly criticized by contemporaries. Russwurm had come to believe that editorializing on negro citizenship in the United States was "a mere waste of words," and chose the path of emigration himself in 1829, joining the fledgling colony of Liberia.

Russwurm quickly gained prominence in Liberia, serving as Superintendent of Education and then Colonial Secretary, while simultaneously editing the *Liberian Herald*. In 1834 however, he left Liberia to accept the governorship of the neighboring colony of Las Palmas, [becoming] the first black governor of a black overseas colony. During his seventeen-year tenure, Russwurm introduced currency in place of barter, outlawed slavery, instituted education for females as well as males, and eventually merged his colony with the Republic of Liberia.

Comment: Although this was the home of Russwurm's youth and school years rather than his home during his adult life when he made his most significant contributions, it is important in representing Russwurm's life because it is the only surviving structure closely associated with him. In addition, the documentation makes clear that during the period that Russwurm lived in this house, he received the type of social and educational opportunities not commonly afforded blacks of that time, that helped prepare him to excel later.

Example #4; Not acceptable:

The Governor Robert E. Pattison House . . . reflected the style and grace that became Overbrook Farms, . . . one of the more exclusive nineteenth century suburban developments in [the city]. . . .

Initially pursuing a career in law, Pattison's eloquence and public presence led him to enter the world of politics. . . . His name was . . . placed in nomination . . . for City Comptroller. At the time, this office was rife with corruption, and in populus [sic] revolt against official mismanagement. Pattison was elected by a wide margin. . . . Under his administration, major reforms were instituted and the City's financial situation greatly improved. The Governor's new found reputation as a reformer and smart businessman insured his re-election by a large popular vote.

Pattison's success . . . brought him the Democratic nomination for Governor in 1882, a position he won handily. . . . Again, his business acumen prevailed and the State's financial situation improved during the Governor's term in office. Pattison returned to private life . . . and his years as a private citizen proved to be as illustrious as his public life. . . . Again, in 1890, Pattison was nominated to the office of Governor on a reform platform, winning by a state-wide margin. His second term was, however, marred by labor strikes and bank closings.

At the end of his second term, Pattison made plans to retire to an elegant new home . . . in Overbrook Farms.

Comment: This is the house to which Pattison retired after accomplishing the significant achievements discussed in the nomination. There is no information on Pattison's activities while living in the house, and no information on the existence or strength of associations of Pattison's homes during his active political career. In order to demonstrate eligibility under Criterion B, the nomination would have to show that Pattison's retirement home represents his productive life, or an important aspect of his life or career not represented by other properties; or that this house is important as the only, or the most important, remaining property with integrity that represents Pattison's life.

8. Documentation must explain how the nominated property represents an individual's significant contributions.

In addition to being directly associated with a person's productive life, a resource should represent the significant aspects of that productivity in some clear manner. If an individual is considered significant in the area of education, the nominated property should be associated with his or her educational accomplishments; if (s)he is important for contributions in the area of politics and government, the property should be related to his or her political activities. An office might best represent an individual's professional career, a laboratory or studio might represent a person's scientific or artistic achievements, and a community center, city park, or other gift might represent his or her important charitable contributions. A person's home at the time (s)he achieved significance will usually represent any significant accomplishments that occurred while the individual was living in that home.

Sometimes it may be appropriate to recognize both the home and the workplace of a significant person. For example, James J. Hill's home in St. Paul, Minnesota, a National Historic Landmark, represents the period of Hill's life after he had achieved wealth and prominence. The railway company shops (see Example #2, p. 11) represent an important aspect of Hill's early career, prior to the time he constructed the house now recognized as a landmark.

Example #1; Acceptable:

The farm is associated with one of the most important national political figures to come from Illinois in the early 20th century—Henry T. Rainey. Rainey gave thirty years of service to his district, state, and country in a national legislative capacity from 1903-1934—providing leadership in such areas as conservation of natural resources, determination of tariff and tax rates, waterway transportation, and establishment of programs beneficial to farmers, laborers, and veterans. . . . The entire Rainey farm is significant since it served as the basis for Henry T. Rainey's development as champion of the American farmer and American agriculture. Farming activities at Walnut Hall [Rainey Farm] such as the demonstration of scientific agricultural techni-

ques, diversification of farm production, and the fostering of self-help programs among farmers all provided Rainey with the perspectives he needed to assume agricultural leadership in Congress. . . .

Congressman Henry T. Rainey was one of Illinois' most influential, national political figures in the first third of the twentieth century. As a 15 term congressman from Illinois (1903-1934), he skillfully influenced major legislation in a number of key areas. In 1916, a national voters' organization said that Rainey was one of the 10 percent of Congress who controlled the legislative process. He gained a reputation as a reformer, skilled debater and orator, muckraker, and a fiercely partisan Democrat. . . .

He helped draft some of the nation's first laws controlling dangerous drugs, and sought and won adoption of a commission to set tariffs. The commission replaced politics with scientific principles in setting tariff rates. Agricultural aid programs and flood control, especially for his Illinois constituents, were other of his priorities. . . .

For fourteen years, Rainey was involved in the promotion of water conservation legislation, culminating in the passage and signing into law by President Wilson on June 11, 1920 of the Water Power Act of 1920. The passage of the act inaugurated a new policy of continuing public ownership and federal trusteeship of water power sites. . . .

Rainey's greatest political success was an [sic] instigator and promoter of the Great Lakes to Gulf of Mexico waterway, which provided transportation and flood control along the Illinois and Mississippi Rivers. Rainey said he wanted to "bind the corn fields of the north to the cane fields of the south" and fought for the waterway from the start of his term in Congress until it was completed in 1933. . . .

Rainey's ownership of his Carrollton farm, along with a large rural constituency, were key factors in his involvement in the national agricultural issues of the 1920's. It was during this era that farm leaders fought to achieve two principal objectives: wresting control of agricultural policy from representatives of the industrial community, and a national



Henry T. Rainey Farm, Greene County, Illinois (Dowd Sullivan).

policy commitment to equalize agriculture with manufacturing interests.⁴ Since Rainey represented the largest agricultural district in the state, he became deeply involved in the farmer's plight for a better rural economy and political power. . . .

Rainey's farm operation was a showplace of modern agriculture and he became an enthusiastic supporter of purebred livestock and improved farming techniques. . . . The farm was also used by the University of Illinois College of Agriculture as administration center for scientific agriculture. . . .

Rainey was also instrumental in the establishment of the Greene County Farm Bureau and the Bureau's newsletters were filled with references to his activities on behalf of local agricultural issues.

Comment: The documentation shows the importance of the farm in understanding Rainey's significance by explaining both how operation of the farm gave Rainey useful perspective on farm issues and influenced his actions in Congress, and how his operation of the farm contributed to local and state agricultural practices.

Example #2; Acceptable:

The Bonniebrook Homestead is significant as the one site chiefly [associated with] the life and work of Rose O'Neill, the world-famed author, artist, sculptor, illustrator, and creator of the Kewpie doll. . . . Rose O'Neill always considered the Bonniebrook Homestead to be

"home." The majority of her years were lived there; at no time was she long absent. . . . No buildings are extant upon the site, although subsidiary structures survive.

The Bonniebrook Homestead was the Ozark home of Rose O'Neill. Here she created the illustrations and artwork that made her famous and the highest paid female illustrator in the world. . . . Rose . . . was taken by the natural beauty of the area when she first saw Bonniebrook [in 1894]. . . . From Bonniebrook, she launched her career as an illustrator, sending her drawings to New York publishers. . . .

Rose O'Neill's writings were affected by the national beauty of the surroundings at Bonniebrook. Her career as an illustrator continued after she moved from New York to Bonniebrook in 1894. In her unpublished *Autobiography* she described how the Enchanted Forest influenced her illustrations. . . .

Not counting her *Autobiography* and her Kewpie books, she wrote four other major works. Two of them were written at Bonniebrook and influenced by her surroundings. Her serious drawings . . . were influenced by nature and the rugged rocks near her home. She displayed these drawings to critical acclaim in Paris in 1921 and in New York in 1922. . . .

Perhaps her best description of the effect of the Bonniebrook Homestead on her life and works is contained in a statement she made to a friend one

day standing in the front lawn of Bonniebrook:

"I love this spot better than any place on earth. Here I have done my best work. Among my lovely hills I want to live and die and be buried out there beneath the big oak tree"

The property was rustic when the O'Neills arrived there, and it is rustic now. . . . The clearing is exactly the same as it was when the O'Neills lived there. . . . The beautifully-described stream . . . is just like it was when the O'Neills were there. The beautiful woods have not been cut, the landscape lawn of the mansion is still maintained by a neighbor. . . . The "physical integrity" of the property is remarkable for the time that has passed since the O'Neills left. The reason is that they did not encroach much on the woods, the stream, or other natural features. . . .

There are many ways in which (the) property today reflects the work and life of Rose O'Neill. . . .

Comment: Although the house in which Rose O'Neill lived burned in 1949, the nomination describes in great detail the natural setting of the property, both historically and today, and documents, through numerous quotes from the author's works and other sources, the way in which the natural features of the nominated property are associated in a significant way with the career of this author and illustrator.

Example #3; Not acceptable:

The Sanford (Conant) Hotel is significant . . . in the area of social/humanitarianism by its direct association with its developer and owner, internationally known ophthalmologist and locally prominent philanthropist, Dr. Harold Gifford. . . .

The seven story Sanford Hotel . . . was built in 1916-17 at a cost of \$140,000 for its owner and financier Dr. Harold Gifford. Dr. Gifford (Oct. 18, 1858 - Nov. 28, 1929) was known internationally as a pioneer in ophthalmology and locally as a kind, generous man of medicine and lover of nature. . . .

Dr. Gifford achieved international recognition for his efforts in diagnostic evaluation, clinical research and eye surgery. . . . Equally significant, Dr. Gifford helped found one of Omaha's largest medical

centers, Methodist Hospital, and organized the Omaha Medical College—today known as the University of Nebraska College of Medicine—and acted as its dean.

Dr. Gifford's humanitarian efforts equaled his medical accomplishments. An avid naturalist, Dr. Gifford also helped to establish many City parks and donated much of the land to create the Fontenelle Forest wilderness preserve along the Missouri River. Although an avowed socialist and agnostic, Dr. Gifford invested continuously in Omaha real estate and hotels. In 1915 he built the Castle Hotel . . . and also developed the Sanford Hotel in 1916.

Comment: The documentation clearly establishes Dr. Gifford's local significance in the areas of health/medicine and social history. It is not evident, however, how the Sanford Hotel, a commercial investment, is associated with, or represents in a significant manner, Gifford's medical or philanthropic contributions to the community. His home during the period of his achievements, the hospital or medical facility in which he conducted his research, the hospital he helped found, one of the city parks, or the Fontenelle Forest Wilderness Preserve would appear to better represent Dr. Gifford's importance in Omaha. If Dr. Gifford also played a significant role in the city's commercial history through his real estate activities, and if the Sanford Hotel represents that, then that significance would have to be explained within an appropriate context.

Example #4; Not acceptable:

The James Bean Decker House, constructed in 1898, is significant for its association with James B. Decker, one of the original settlers of Bluff, and important in the development of livestock in Southeastern Utah at the turn of the century. The Decker house in Bluff is one of four houses still remaining that were constructed with money earned from livestock. This prosperity was made possible after a shift in emphasis on farming to livestock in 1885. . . . The shift from a subsistence level existence, based on farming and working at odd jobs (such as mining), which took place in 1885 when Francis Hammond was sent by church authorities to direct Mormon efforts in San Juan country, [sic] marked an important

change in the economy and lifestyle of the Mormon settlers. James Decker was one of the leaders of the "Bluff Pool," a cooperative organization among Mormon livestock men which successfully challenged the non-Mormon cattlemen for control of the area. The success of the Bluff Pool was . . . reflected . . . in the financial rewards which the new policy and direction brought to the San Juan pioneers. This house constructed by James Bean Decker reflects the success of this change. . . .

James B. Decker soon became a man of considerable importance in Bluff. He was elected San Juan County's first sheriff, was a member of the district school board for many years and operated large cattle and sheep ranches. Active in the Mormon church, he was the first superintendent of the Bluff Sunday School, and was locally known for his encouragement of music as director of the Bluff choir. He died December 15, 1900 when a diphtheria epidemic struck the community.

Comment: James Decker was a significant individual in Bluff's history, but the way in which the house is directly associated with Decker and constitutes a significant representation of his contributions, has not been made clear. The years of Decker's significant activities are not specified, but appear to have occurred primarily before the construction of this house, since Decker died two years after its completion. There is also no information on Decker's residences prior to the construction of this house, or whether he divided his time among more than one residence (one of his ranches, for example). Although this house may meet Criterion B, the justification is not yet present because the documentation does not adequately demonstrate how this house is important in representing Decker's significance. As one of only four properties remaining in Bluff that represent the prosperity generated by a transition of the area's economic base from farming to livestock, the Decker House illustrates an important pattern of events in the community's history, and meets National Register Criterion A.

9. Each property associated with some one important should be compared with other properties associated with that individual to identify those resources that

are good representatives of the person's historic contributions.

The length of time that a resource was associated with an individual, the strength of association with the person's productive life and important achievements, and historic integrity should be considered in determining which properties are most appropriate in representing his or her significance.

This does not mean necessarily that only the best examples are eligible for the National Register. In some cases, different properties may represent different significant accomplishments or activities of a person's life, whether at different times, in different communities, or in different fields. Therefore, several properties may qualify for National Register listing under Criterion B for associations with the same person. On the other hand, when there are many resources representing different aspects or phases of a person's productivity, a property that is associated with only a minor facet of the person's life may not be significant in comparison with other properties.

Example # 1; Acceptable:

The Lewis Downing Jr. House is significant for its associations with Lewis Downing, Jr., president of Abbot, Downing & Company, which manufactured world-renowned coaches. Downing built 33 Pleasant Street for his own residence in 1851 and remained here until his death in 1901. . . .

The Lewis Downing Jr. House is the only building that survives intact which is associated with any of the key people who shaped the Abbot-Downing coach business. The family homestead, which stood on South Main Street . . . is no longer standing. Similarly, J. Stephens Abbot's house . . . has been demolished. Most of the factory buildings where the coaches were produced . . . have been removed as well. Lewis Downing & Sons factory site . . . has been completely rebuilt. At the time Downing erected 33 Pleasant Street in 1851, he had been working in his father's business for fourteen years. It remained his sole occupation for the remainder of his life. . . .

In 1865 Lewis Downing Sr. retired from the business, and Lewis Jr. succeeded him as president, a position he held until his death in 1901. . . .



Moses Brown School, Providence, Rhode Island: school (est. 1819) whose contributions to the state's educational, religious, and social development reflect the ideas and objectives of its principal founder, for whom it is named (Warren Jagger).

Downing's first few years as president brought the company to its peak of prosperity. Its success spurred the city of Concord's own growth and development. The company drew large numbers of skilled workmen to Concord who were well-off financially and, as property owners and office-holders at city and state levels, men of some stature within the community.

Comment: The documentation identifies other properties that have been associated with this important business and the people instrumental in its success. It then explains, in relationship to the other properties, why the nominated resource is an important representation of the company and the home of one of its most influential presidents.

Example # 2; Acceptable:

The church is the principal surviving structure associated with the life of the Rev. John A. Deal, who served as a missionary and circuit riding priest in the far western section of the state. Because of his presence, St. Agnes Church was the "mother church" for the spread of the Episcopal denomination throughout the southwestern North Carolina mountains. The church is the building best associated with Rev. Deal's productive career because it was his base of operations for twenty-two years. He lived in two or three different houses in Macon County between 1877, when he arrived, and his 1910 retirement. Until 1906 he lived outside Franklin in the county, in houses whose locations are

unknown to local historians. From 1906-1910 he lived in a newly-built rectory built approximately two miles from the church. The rectory sold [sic] by the church soon after Deal's retirement and a new rectory was built adjacent to the church. None of these residences, therefore, have as strong an association with Rev. Deal's career as the church. . . .

St. Agnes Church is significant to the religious development of Macon County and all of far western North Carolina, serving as the base or "mother church" for the spread of the Episcopal denomination in that part of the state. Although Anglicanism was firmly established in coastal North Carolina during the colonial period, it made few inroads into the interior, particularly few into the mountains. Most Anglicans or Episcopalians who settled in the southwestern mountains converted to the Methodism or Baptist faith of their neighbors.⁵ As late as the third quarter of the 19th century, there were only a handful of Episcopalians scattered throughout the mountains and those were unserved by clergy. These few Episcopalians persuaded their bishop to send a missionary to organize churches throughout the region. The Rev. John Archibald Deal took up that missionary work in 1876. . . . The Rev. Mr. Deal employed the technique of his many Baptist and Methodist colleagues by riding a circuit over many counties, serving many small congregations. After the completion of St. Agnes in 1888, that church served as a base for

missionary activities in Macon, Jackson, Clay, Cherokee, Graham, and Swain counties. A number of churches . . . were organized and, to a large extent, administered from St. Agnes.

Comment: The documentation explains the significance of Deal's accomplishments within a context of the region's religious development, and also presents the reasons that this church best represents his achievements.

Example # 3; Not acceptable:

The Dickens Opera House is . . . the most important building associated with original owner, William Henry Dickens, a prominent and influential . . . pioneer, stockman and businessman. After a year of working on a local ranch, Dickens homesteaded 160 acres of land adjoining the town . . . where he started farming and raising stock. By 1900, Dickens had become one of the most prosperous men in [the] county with some eight farms that covered 680 acres. . . . Dickens' early enterprises included raising horses and hay for the stage line. . . . He served for a time as the town marshall . . . and was one of the founders and president of the . . . Farmer's Mill and Elevator Company. Dickens was also an incorporator and vice president of the Farmer's National Bank, which was located in his opera house building. He initiated the construction of a number of [the town's] commercial and residential buildings. Dickens was active in affairs of the . . . community until his death in 1915. . . .

Dickens bought the opera house site on October 15, 1873, but did not begin construction until February of 1881 with Dickens himself hauling the brick.²

Comment: It is not clear why this building is a significant representative of Dickens' role within the community. Aside from that fact that Dickens served as vice president of a bank located in the opera house, his significant achievements do not appear to be related to this building. Among the properties that existed at one time to represent Dickens' career were "some eight farms" and "a number of . . . commercial and residential buildings." The nomination would have to explain what aspect of Dickens' significance is represented by the opera house, and

why it was selected as “the most important,” or even an important, building associated with him.

Example # 4; Not acceptable:

In 1930, the farm was bought by J. Henry Roraback as part of a 3000 acre fishing and hunting retreat he assembled. . . . Roraback was by most estimates the single most important political figure in [the state] in the years 1912 through 1937, during which he served as state chairman of the dominant Republican party. . . .

The Wilson farm was one of eighteen which Gibbs sold to Roraback. . . . The Wilson-Gibbs farmhouse was thus only one of several houses which ended up as part of the estate: Roraback’s personal residence was Roraback Lodge, a large stone and frame Adirondack-style building, still standing in the central part of the estate. . . .

Roraback in 1912 became chairman of the state party’s central committee, a post he held until his death in 1937. Roraback used his position to become kingmaker, personally selecting state-level Republican candidates . . . and directing the vote-by-vote actions of the legislature from his . . . hotel suite. Reportedly, his power even extended to leading Democratic bosses. . . .

Roraback became wealthy because of his early involvement with electrical utilities. Starting from ownership of a small . . . company he gained control over . . . the state’s largest supplier of electricity. Favorable legislation and regulation by a sympathetic state Public Utilities Commission enabled Roraback to combine his business and political careers with happy results.¹

Ideologically Roraback stressed efficient government, low taxes and limited public spending. When the Great Depression struck, he held the line against any excessive government spending for relief. Because Roraback Republicans continued to control relief efforts in the state even after [a] Democrat . . . was elected governor, Roraback’s vision of minimal government involvement had a profound effect on [the state] even when his party was roundly rejected by voters suffering the effects of the Depression.

Comment: Although Roraback owned this property and was an important person in the state’s political history, the nomination does not demonstrate that the farm is significantly associated with him. The documentation does not explain how his 3000-acre estate relates to his political career in comparison with other extant properties with which he is associated, either locally or statewide. Even if the estate is shown to have significant associations with Roraback’s political career, the nomination is for only one portion of only one of the eighteen farms that comprised his estate, and it is not clear why this portion of his vast estate was chosen to represent him.

10. The significance of individuals, and their associations with a nominated property, must be substantiated through accepted methods of historical research and analysis.

Statements of significance in National Register nominations should be based on an analysis of hard evidence, primarily in the form of written documentation, the physical resource, or both. Oral history is a legitimate methodology for gathering evidence, of course, when it is conducted according to recognized standards. Nominations should not be based on speculation or assumptions not based on evidence. The National Register requires no more detailed a referencing of sources than a bibliography. Yet many states choose to use direct quotes, weave assessments by contemporary or modern critics into the narrative, insert parenthetical references to sources, or footnote facts and conclusions. Such devices facilitate a greater understanding of the analytical process used and the conclusions drawn. The acceptable examples throughout this bulletin include those that do and those that do not employ one or more methods of scholarship beyond a bibliography in support of the information in the statement of significance; therefore, there is no separate acceptable example provided below.*

**Archeology and Historic Preservation; Secretary of the Interior’s Standards and Guidelines, the Manual for State Historic Preservation Review Boards, National Register Bulletin #16, and Bulletin #24: “Guidelines for Local Surveys: A Basis for Preservation Planning”* contain information on conducting professional-quality archeological, historical, and architectural research and documentation.

Example #1; Not acceptable:

The frame house at 510 West Burleson Street in Marshall is claimed to have been the residence of noted political figure Louis Trezevant Wigfall. . . .

Wigfall’s ownership of the property in question is substantiated by court records in Harrison County, but it is not clear when he came into possession of the property. No deed of sale to Wigfall has been located, but a suit brought against Wigfall by J. M. Saunders in March of 1860 cites Wigfall as the owner. It is interesting to note that Saunders is listed in the county deed records as having purchased the property in 1856. The same court case resulted in the sale of the property by the county sheriff in January 1861, with Saunders acquiring it for the sum of \$750.00. According to the legal records, Wigfall could have acquired the property at some time between 1856 and 1860. On the basis of the prices paid for antebellum property in previous sales, it is plausible that a house was already standing in the site when Wigfall acquired it.

Wigfall’s association with the property reportedly led to its being used by a number of Confederate military officers during the Civil War, including Generals H.H. Sibley and E. Kirby Smith. The famous meeting in May 1865, between Kirby Smith and members of his staff who wished to effect a change of command in the Trans-Mississippi Department of the Confederacy, is believed to have been held at the home.

Comment: Although court records indicate that Wigfall owned the property on which the nominated house is located, apparently there is no evidence to substantiate that Wigfall lived there, or had any other direct relationship that would qualify the property as a significant representation of his importance. In fact, it is not certain that the nominated house had been constructed at the time when Wigfall owned the property. Similarly, the claim that a “famous” Civil War meeting took place in this house appears to be based on tradition or hearsay rather than concrete evidence.

11. A property must retain integrity from the period of its significant historic associations.

Historic character and associations are embodied in and conveyed by the physical features of a resource. All properties change over time, but a basic test of the integrity of a property significant under National Register Criterion B is whether the significant person(s) associated with the resource would recognize it as it exists today. Interiors should be considered as well as exteriors; often interiors have been too radically remodeled to retain integrity, but many historic buildings still have fine, intact interiors. Occasionally, the importance and integrity of an interior may be so extraordinary that extensive exterior alterations might be more tolerable than they would be otherwise. While the past and present appearance and condition of a nominated property should be thoroughly discussed in the description, historic photographs can be invaluable in assessing historic integrity. These photographs are not required, but when available, they can greatly enhance one's understanding of the property.*



Interior foyer, Andrew Carr Sr. House, Minot, North Dakota: home of Andrew and Addie Carr, early twentieth century community leaders in the areas of medicine and philanthropy, respectively (Jackie Sluss).

Example #1; Acceptable:

The William Knight House in Canby, Oregon is a two-story vernacular building in the tradition of architecture of the American Federal period. It was built by its original occupant, a builder and businessman, in 1874 and 1875. . . . The house is significant . . . under criterion "b" for its long association with William Knight. . . . Knight occupied the property from the date of construction to his death in 1922. He made substantial contributions to the up-building of Canby by his activities in public education, local government and commerce. His house . . . is the building which best represents his productive life. . . .

Presumed to be of balloon frame construction, the Knight House is rectangular in plan with a one-story rear addition, or ell added in the early 1900s when the original lean-to used as a kitchen was removed. The main mass of the house is two stories in height covered with a gable roof, and sided with narrow weatherboards. Two interior brick chimneys were originally at each gable end. The house now has a concrete foundation. The construction appears to have

been carried out by William Knight himself from lumber milled at his brother Joseph's lumber mill. . . .

Both historical and more recent alterations have been made to the Knight House. Originally, there was no porch on the facade. Simple wooden steps led to the front door. A porch was added to the house in the early 1900s, according to Mrs. Martha Elliott, the granddaughter of William and Martha Knight.² The porch covered the length of the front facade, being surmounted by a simple balustrade on the second story. The original six-over-six window centered over the front door was replaced in the early 1900s by a door which led to the second story porch deck. In the early 1940s the full-length porch was reduced, leaving the smaller existing porch. The original windows in the house were all six-over-six, double-hung sash windows in the early 1920s. These windows and the remaining six-over-six, double-hung sash windows were replaced with one-over-one thermal pane aluminum sash windows in 1985. The original wooden surrounds remain. On the end elevations, window openings were removed in 1985 by the current owner, who made improvements to the interior of the building at that

time. The central, second story window opening was also reduced in size when the thermal-pane window was installed. The rear portion of the house is a single-story house, added to the Knight House when the lean-to kitchen was removed in the early 1900s. The rear addition, believed built c. 1900, has a gable roof, shiplap siding and one-over-one, double-hung sash windows. It is compatible with the character of the Knight House and has remained virtually unaltered on the exterior since its attachment to the main volume. The eaves of the ell are supported by exposed rafter ends and knee braces at the gable end. . . .

Though there have been both historical and more recent modifications to the Knight House, the building continues to convey its historic period. The proportion and organization of the facade, basic plan and mass, size and shape of window and door openings, and siding of the residence remain.

Historical alterations which have occurred, including the addition of shutters to the exterior windows, probably were a matter of convenience and fashion which the Knight family accepted as "keeping up with the times." The more recent changes

*For more detailed guidance on applying National Register criteria for integrity, please refer to National Register Bulletin 15.

were made in a practical attempt to weatherproof the building and add the necessary electrical service and plumbing.

Comment: Many of the alterations, including the addition of the rear ell, occurred during the period of significance, while Knight was living here; these alterations do not affect the integrity of the house. The need to "weatherproof" buildings does not exempt a property from National Register standards for historic integrity, and in some properties, the modern alterations might impair historic integrity to the degree that the buildings no longer convey a strong enough sense of their past associations to meet National Register criteria. The Knight House retains sufficient integrity of materials, design and workmanship, as well as location, setting, feeling, and association, to meet National Register standards. The house retains its overall form and plan, its exterior materials, the fenestration pattern, simple design, and historic ell.

Example #2; Acceptable:

The interior retains much of its original integrity. The wide central stairway runs from the double doors in the front facade to a hallway, shaped like a cross. The hall to the back is an extension of the front hall and leads to the second floor covered porch. The four apartments are arranged along the halls with one in each quadrant. A large skylight is centered in the main hallway. All of the rooms have the original wide woodwork with molding across the top of the lintels. . . . The first floor has had a wall added down the center to form two store spaces. The mezzanine is still visible in the south store, but has been fronted with a wall in the north store. An apartment has been added into the back. The rooms on the north end are original and the high tank toilet is still working. The store on the south is occupied by a furniture restorer and the store on the north contains a dance studio. The apartment across the back was added in the 1920's and is two-storied, filling in the back part of the first and mezzanine floors. The 1917 addition to the north side is unchanged and presently used for storage. Both the exterior and interior of the building retain their integrity of feeling and association and have a strong visual character.



Opa-Locka Company Administration Building, Opa-Locka, Florida: anchor building for planned city conceived by inventor and real estate developer Glenn Hammond Curtiss (Mary Evans).

Comment: The documentation explains both the retention of character-defining historic features, and the changes that have occurred, indicating that there is enough historic integrity for the interior to be considered contributing to the building's historic significance.

Example #3; Not acceptable:

The Wigfall-Heim House . . . is an asymmetrical, frame, one-story house whose present design reflects the popularity of the Queen Anne and Eastlake styles of the later 19th century. . . .

Wigfall, 1816-1874, is one of the most colorful political figures of mid-19th century [state history]. . . . Wigfall, who resided in Marshall from the late 1840s until the outbreak of the Civil War in 1861, had a stormy political career. . . .

According to the legal records, Wigfall could have acquired the property sometime between 1856 and 1860.

Comment: The nomination documents Wigfall as a prominent political figure in the state during the mid-19th century. At most, his associations with the house lasted from 1856 to 1861. The house was substantially remodeled in the 1880s or 1890s, however, and currently "reflects the popularity of the Queen Anne and Eastlake styles of the later 19th century," by which time Wigfall was no longer living, and two to three decades had passed since he owned the property. The exact construction date of the house and its original appearance are unknown, but since the Queen Anne and Eastlake styles are quite different from those popular in the antebellum South, it is unlikely that Wigfall still would have recognized the house as his.

Appendix A

Guidelines for Applying Criterion B

1. Specific individuals must have made contributions or played a role that can be justified as significant within a defined area of American history or prehistory.
2. For properties associated with several community leaders or with a prominent family, it is necessary to identify specific individuals and to explain their significant accomplishments.
3. Contributions of individuals must be compared to those of others who were active, successful, prosperous, or influential in the same field.
4. Properties that were constructed within the last fifty years, or that are associated with individuals whose significant accomplishments date from the last fifty years, must possess exceptional significance to be listed in the National Register.
5. A property that is significant as an important example of an individual's skill as an architect or engineer should be nominated under Criterion C rather than Criterion B.
6. Significant individuals must be directly associated with the nominated property.
7. Eligible properties generally are those associated with the productive life of the individual in the field in which (s)he achieved significance.
8. Documentation must make clear how the nominated property represents an individual's significant contributions.

9. Each property associated with someone important should be compared with other properties associated with that individual to identify those resources that are good representatives of the person's historic contributions.
10. The significance of individuals, and their associations with nominated properties, must be substantiated through accepted methods of research and analysis.
11. A property must retain integrity from the period of its significant historic associations.

Appendix B

The National Register Criteria for Evaluation

The quality of significance in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

A. that are associated with events that have made a significant contribution to the broad patterns of our history; or

B. that are associated with the lives of persons significant in our past; or

C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. that have yielded, or may be likely to yield, information important in prehistory or history.

Criteria Considerations (Exceptions): Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or

B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his or her productive life; or

D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from distinctive design features, or from association with historic events; or

E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or

F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or

G. a property achieving significance within the past 50 years if it is of exceptional importance.

Appendix C

Recommended National Park Service Publications

"Archeology and Historic Preservation; Secretary of the Interior's Standards and Guidelines," *Federal Register*, Vol. 48, No. 190: 44716-42, September 29, 1983.

Manual for State Historic Preservation Review Boards, Preservation Planning Series, 1984.

National Register Bulletin 6: "Nomination of Properties Significant for Association with Living Persons," 1981, revised 1982.

National Register Bulletin 15: "How To Apply the National Register Criteria for Evaluation," 1991.

National Register Bulletin 16: "Guidelines for Completing National Register of Historic Places Forms," September 30, 1986.

National Register Bulletin 22: "How To Evaluate and Nominate Potential National Register Properties that have Achieved Significance within the Last 50 Years," 1979, revised 1987.

National Register Bulletin 24: "Guidelines for Local Surveys: A Basis for Preservation Planning," 1977, revised 1985.

National Register Bulletin 36: "Evaluating and Registering Historical Archeology Sites and Districts," in draft, 1991.

National Register Bulletin 38: "Guidelines for Evaluating and Documenting Traditional Cultural Properties," 1990, revised 1991.

National Register Bulletin 39: "Researching a Historic Property," 1991.

National Register Bulletin 41: "How to Evaluate and Nominate Cemeteries and Burial Places," in draft, 1991.

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