



AGENDA
ARCHITECTURAL AND SITE REVIEW COMMITTEE
Wednesday, February 10, 2021
3:30 P.M. – Remote Access Only

NOTICE OF REMOTE ACCESS ONLY:

NOTICE IS HEREBY GIVEN THAT THE ARCHITECTURAL AND SITE REVIEW COMMITTEE OF THE CITY OF CAPITOLA WILL HOLD A PUBLIC MEETING THROUGH REMOTE ACCESS ON **Wednesday, February 10, 2021, AT 3:30 P.M.**, TO REVIEW THE FOLLOWING APPLICATION(S). ALL MEMBERS OF THE PUBLIC ARE INVITED TO COMMENT AHEAD OF TIME.

In accordance with the current Order from Santa Cruz County Health Services and Executive Order regarding social distancing, the Architectural and Site Review Committee meeting will not be physically open to the public and in person attendance cannot be accommodated.

Remote participation is possible in the form of emailed public comment prior to the meeting.

How to comment via email:

1. Comments and additional materials may be sent to the Committee via archandsite@ci.capitola.ca.us by noon on the day of the meeting and they will be distributed to agenda recipients.

1. **APPLICATIONS**

205 El Salto Drive

#20-0506

APN: 036-131-19

Design Permit for first- and second-story additions and a new basement for an existing nonconforming single-family residence with variances for the required parking space dimensions, landscape strip in the front setback, and to exceed the nonconforming structural alteration limit located within 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: Kim & Kevin Menninger

Representative: Kim & Kevin Menninger, Filed: 12.08.2020

2. **ADJOURN**

Adjourn to a Regular Meeting of the Architectural and Site Review Committee to be held on Wednesday, February 24, 2021.

Notice regarding Architectural and Site Review Committee meetings: The Architectural and Site Review Committee meets regularly on the 2nd and 4th Wednesday of each month at 3:30 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The Architectural and Site Review Agenda is available on the Internet at the City's website: www.cityofcapitola.org on the Friday prior to the Wednesday 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 Architectural and Site Review Committee that are distributed to a majority of all the members of the Architectural and Site Review Committee 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.



STAFF REPORT

TO: ARCHITECTURAL AND SITE REVIEW COMMITTEE

FROM: COMMUNITY DEVELOPMENT

DATE: FEBRUARY 10, 2021

SUBJECT: **205 El Salto Drive** **#20-0506** **APN: 036-131-19**
Design Permit for first- and second-story additions and a new basement for an existing nonconforming single-family residence with variances for the required parking space dimensions, landscape strip in the front setback, and to exceed the nonconforming structural alteration limit located within 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: Kim & Kevin Menninger
Representative: Kim & Kevin Menninger, Filed: 12.08.2020

APPLICANT PROPOSAL

The applicant is proposing 896-square-foot of first- and second-story additions and a new basement to an existing 675-square-foot, one-story, nonconforming, single-family residence located at 205 El Salto Drive within the R-1 (Single-Family Residential) zoning district.

BACKGROUND

On February 10, 2021, the Architectural and Site Review Committee reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet:

Building Official, Robin Woodman:

Local Architect, Frank Phanton:

Local Historian, Carolyn Swift:

Associate Planner, Matt Orbach:

Development Standards

The following table outlines the zoning code requirements for development in the R-1 Zoning District.

R-1 (Single Family Residential) Zoning District

Development Standards			
Building Height			
R-1 Regulation	Existing		Proposed
25 ft.	13 ft. 9 in.		22 ft. 6 in.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot Size	2,439 sq. ft.		2,439 sq. ft.
Maximum Floor Area Ratio	58% (Max 1,415 sq. ft.)		58% (Max 1,415 sq. ft.)
First Story Floor Area	675 sq. ft.		959 sq. ft.
Second Story Floor Area	-		314 sq. ft.
Basement	-		48 sq. ft. (250 sq. ft. exempt from FAR)
TOTAL FAR	28% (675 sq. ft.)		54% (1,321 sq. ft.)
Yards (setbacks are measured from the edge of the public right-of-way)			
	R-1 Regulation	Existing	Proposed
Front Yard 1st Story	15 ft.	0 ft. 2 in. Existing Nonconforming	0 ft. 2 in. Existing Nonconforming
Front Yard 2nd Story	20 ft.	N/A	34 ft. 6 in.
Side Yard 1st Story	10% lot width	Lot width: 30 ft. 3 ft. min. Existing Nonconforming	East Side: 0 ft. 10 in. West Side: 7 ft. 3 in. Existing Nonconforming
Side Yard 2nd Story	15% of width	Lot width: 30 ft. 4 ft. 6 in min.	N/A East Side: 5 ft. 5 in. West Side: 8 ft. 9 in.
Rear Yard 1st Story	20% of lot depth	Lot depth: 80 ft. 16 ft. min.	37 ft. 9 in. 25 ft. 5 in.
Rear Yard 2nd Story	20% of lot depth	Lot depth: 80 ft. 16 ft. min.	N/A 25 ft. 5 in.
Encroachments (list all)	First-story front and side setbacks		Existing nonconforming

Parking			
	Required	Existing	Proposed
Residential (under 1,500 sq. ft.)	2 spaces total 0 covered 2 uncovered	0 spaces total 0 covered 0 uncovered	2 spaces total* 0 covered 2 uncovered *2 substandard parking spaces provided.
Underground Utilities: Required with 25% increase in area			Variance Requested. Required

DISCUSSION

The existing residence at 205 El Salto Drive is a nonconforming, one-story, single-family residence. The lot is in the Depot Hill neighborhood and is surrounded by one- and two-story single-family homes.

The applicant is proposing 896-square-feet of first- and second-story additions and a new basement (Attachment 1). The proposed additions will utilize horizontal siding on the first and shingle siding on the second story with a composition shingle roof. The project also includes a small rear deck of less than 30 inches with a trellis.

Historic Review

The property is listed on the 2005 City of Capitola Historic Structures List because it was included in the 2004 Depot Hill Feasibility Study. As a result, a preliminary historic evaluation (Phase One Report) was conducted by architectural historian Leslie Dill to determine whether the structure at 205 El Salto Drive is a significant historic resource (Attachment 2). The report concluded that the property is not eligible as a historic resource. However, because the structure is located within the proposed boundaries of a potential historic district neighborhood between two identified contributing properties, the architectural historian recommended that the design of any additions should be “in accordance with the significance of the neighborhood, based on the materials, size, scale, and massing of the surrounding contributing buildings.” The Architecture & Site Review Committee should take this recommendation into consideration when reviewing the proposed project design and providing feedback on the project for the Planning Commission.

Nonconforming Structural Alteration Limit

The existing residence is nonconforming because the existing structure encroaches into the required front and side setbacks. The applicant submitted the required 80 percent nonconforming calculation, which demonstrates that the proposed alterations are 132% of the present fair market value of the structure, so the alterations are not permissible. The applicant submitted a request for a variance to exceed the nonconforming structural alteration limit.

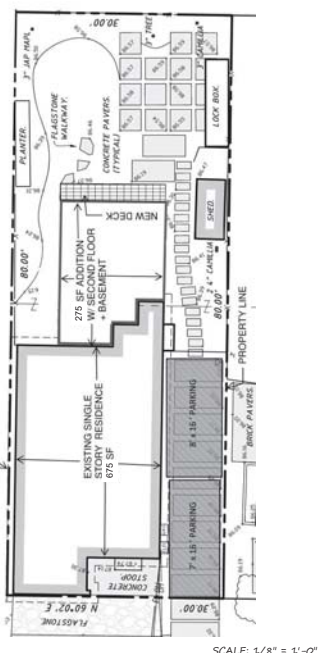
Variances

The applicant has applied for variances for the required parking space dimensions, the landscape strip requirement in the front setback, and to exceed the nonconforming structural alteration limit. The variance requests will be reviewed by the Planning Commission.

CEQA REVIEW

Section 15332 of the CEQA Guidelines exempts projects characterized as in-fill development when the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; the project

would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. This project involves first- and second-story additions to an existing home within the R-1 (Single-Family Residential) zoning district. The proposed project is consistent with the in-fill development exemption and no adverse environmental impacts were discovered during review of the proposed project.



SITE PLAN WITH PROPOSED ADDITION
 TOTAL AREA = 675 SF EXISTING + 284 SF FIRST FLOOR NEW + 314 SF SECOND FLOOR NEW + BASEMENT (298 SF - 250 SF FAR EXCLUSION) + 8 SF NEW = 4,321 SF TOTAL

- SHEET INDEX:**
- A-1: SITE PLAN, PROJECT INFORMATION, GENERAL NOTES
 - A-2: EXISTING PLANS, PROPOSED PLANS, DOOR & WINDOW SCHEDULES, MASTER BATH ELEVATIONS, DETAILS
 - A-3: ELECTRICAL PLANS, ELECTRICAL NOTES, BUILDING SECTION
 - A-4: EXTERIOR ELEVATIONS
 - C-1: SITE DRAINAGE PLANS

GENERAL NOTES:

TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2019 CBC SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWING.

ALL NEW WORK SHALL CONFORM TO THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRIC CODE, 2019 CALIFORNIA GREEN BUILDING STANDARDS, 2019 CALIFORNIA ENERGY STANDARDS, AND THE SANTA CRUZ COUNTY CODE AMENDMENTS. IN THE EVENT OF CONFLICT BETWEEN REFERENCED CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN.

CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE COVERED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.

CONTRACTORS SHALL VERIFY ALL EXISTING SITE & BUILDING CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK. CONTRACTOR SHALL ALSO REVIEW THESE PLANS AND ALL OTHER ADDITIONAL DOCUMENTS AND NOTIFY DESIGNER OF ANY CHANGES IN THE WORK, INCLUDING CODE REQUIREMENTS, PRIOR TO ANY WORK COMMENCING. IF ANY DISCREPANCIES OCCUR BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS, NOTIFY THE DESIGNER AT ONCE BEFORE COMMENCING ANY CONSTRUCTION.

THESE DRAWINGS ARE PERMANENT AND ARE INTENDED TO DESCRIBE THE PROJECT SUFFICIENTLY, BY REFERENCE OR IMPLICATION TO CAUSE A COMPLETE OPERATIONAL PROJECT. THEY DO NOT REPRESENT TO SHOW OR INCLUDE EVERY SPECIFIC ITEM WHICH MAY BE NECESSARY TO COMPLETE THE PROJECT, NOT ALL CODES AND ORDINANCES PERTAINING TO THE PROJECT HAVE BEEN INCORPORATED INTO THESE PLANS.

WHERE DETAILS ARE NOT PROVIDED WITHIN THESE PLANS AND ADDITIONAL CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL WORK TO ACCEPTED STANDARDS OF GOOD CONSTRUCTION PRACTICE TO ENSURE A SOUND, WEATHERPROOF STRUCTURE. IN THE CASE OF UNCERTAINTY, THE CONTRACTOR SHALL CONSULT THE DESIGNER PRIOR TO COMMENCEMENT OF WORK.

THE GENERAL CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS RESPONSIBILITY SHALL EXTEND CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE DESIGNER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGNER.

DIMENSIONS ARE TO FACE OF SHEETROCK, UNLESS NOTED OTHERWISE. PLEASE VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH WORK.

PROVIDE FLASHING AND CALLING FOR A WEATHERIGHT JOB.

EXTERIOR DOORS AND DOORS SEPARATING CONDITIONED SPACE FROM NON-CONDITIONED SPACE SHALL HAVE WEATHER STRIPPING.

ALL EMERGENCY ESCAPE WINDOWS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR HEIGHT OPENING SHALL NOT BE LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL NOT BE LESS THAN 20 INCHES. GRADE FLOOR OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 9 SQUARE FEET. A GRADE FLOOR OPENING, AS DEFINED IN CHAPTER 12, IS AN OPENING WITH A RILL HEIGHT NO GREATER THAN 44 INCHES ABOVE FINISHED GROUND LEVEL. PAVEMENT OUTSIDE THE WINDOW.

THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SWEPT. EVERY LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 56 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED A UNIT VERTICAL IN FIVE HORIZONTAL (2 PERCENT).

LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7-5/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7-5/4 INCHES BELOW THE TOP OF THE THRESHOLD.

ALL NEW GLASS DOORS ARE TO HAVE TEMPERED GLAZING. ALL GLAZING IN ANY AREAS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS. GLAZING WITHIN 24" OF ANY EDGE OF DOOR OR WITHIN 18" OF THE FLOOR MUST COMPLY.

ALL GLAZING WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION SHALL BE SAFETY GLAZED.

LABELS TO REMAIN ON ALL NEW WINDOWS, DOORS, AND SLOUGHTS FOR IDENTIFICATION.

WINDOWS MAX. U FACTOR OF 0.4 FOR UP TO 75 SQUARE FEET, FOR AREAS GREATER THAN 75 SQUARE FEET THE MAX. U FACTOR SHALL BE 0.25.

SLOUGHTS MAX. U FACTOR OF 0.259 AND MAX. SHGC OF 0.20 FOR TOTAL NEW AREA OF 16 SQ. FT. MAX.

FOR ALL RETROFITS INSULATION MEETING THE MANDATORY FEATURE REQUIREMENTS IN THE CALIFORNIA ENERGY CODE SHALL BE INSTALLED AT CEILINGS, WALLS, FLOORS, AND WATER PIPES, WHEN THESE AREAS ARE EXPOSED DURING REMODELING. SEE CODE TABLE 250.

AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO THE NEW ATTIC AREA IF IT EXCEEDS 90 SQUARE FEET AND HAS A VERTICAL HEIGHT OF 90 INCHES OR GREATER. VERIFY ON SITE.

IF REQUIRED, THE ROUGH-FRAMED ATTIC OPENING SHALL NOT BE LESS THAN 22 INCHES BY 90 INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER EASILY ACCESSIBLE LOCATION. A 90 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT SOME POINT ABOVE THE ACCESS OPENING.

ALL NEW SPACE CONDITIONING EQUIPMENT, WATER HEATERS, SHOWER HEADS, AND FACETS MUST BE CERTIFIED AS COMPLYING WITH THE APPLIANCE EFFICIENCY STANDARDS & CALGREEN STANDARDS.

WHEN 1-40 FEET OF NEW OR REPLACEMENT SPACE CONSIDERING DUCT SYSTEM DUCTS ARE INSTALLED, THE DUCTS SHALL BE INSULATED, SEALED AND FIELD TESTED. DUCTS SHALL BE INSULATED WITH A MINIMUM OF R6 IN UNCONDITIONED SPACE AND A MINIMUM OF R4.2 IN CONDITIONED SPACE. CHECK LOCAL CODES FOR DETAILS.

HERS TESTING IS REQUIRED.

INSTALL A MINIMUM OF 1/2 INCH THICK INSULATION ON ALL HOT WATER PIPES AND COLD WATER PIPES FOR THE FIRST 9 FEET FROM A STORAGE TANK. PIPES 2 INCHES IN DIAMETER REQUIRE A MINIMUM OF 2 INCH THICK INSULATION. HOT WATER PIPES BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF NON-CRUSHABLE CASING OR SLEEVE. INSULATION OUTSIDE CONDITIONED SPACE SHALL BE PROTECTED. CHECK LOCAL CODES FOR DETAILS.

ALL NEW PLUMBING FIXTURES MUST BE CERTIFIED AS COMPLYING WITH THE APPLIANCE EFFICIENCY STANDARDS & CALGREEN STANDARDS REFERENCED IN TABLE A-505(A) AND CPC A-07.2, A-08.2, A-11.2, A-12.

- A. MICHEN FAUCETS: 1.2 GPM @ 60 PSI
- B. LAVATORY FAUCETS: 1.2 GPM @ 60 PSI
- C. SINK/DRINK FILTERS: 1.2 GPM
- D. SHOWER HEADS: 1.2 GPM @ 80 PSI
- E. MULTIPLE SHOWER HEADS: COMBINED FLOW RATE OF ALL SHOWER HEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.2 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.

FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES WILL NEED TO BE UPGRADED PER CALIFORNIA CBC CODE ARTICLE 1204 AND CALGREEN SECTION 501.1.

- A. WATER CLOSERS WITH A FLOW RATE IN EXCESS OF 1.2 GPM WILL NEED TO BE REPLACED WITH WATER CLOSERS WITH A MAXIMUM FLOW RATE OF 1.28 GPM.
- B. SHOWER HEADS WITH A FLOW RATE GREATER THAN 1.2 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.2 GPM SHOWER HEAD.
- C. LAVATORY AND MICHEN FAUCETS WITH A FLOW RATE GREATER THAN 1.2 GPM WILL NEED TO BE REPLACED WITH A FAUCET WITH MINIMUM FLOW RATE OF 1.2 GPM COMB. (GPM FOR MICHEN FAUCETS).

NO DOMESTIC DRAINWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOT WASH DISPOSER WITHOUT THE USE OF AN APPROVED DRAINWASHER TRAP PIPING ON THE DRAINWASH SIDE OF THE DRAINWASHING MACHINE. LISTED AIR GAPS SHALL BE INSTALLED WITH THE FLOOD-LEVEL (FL) MARKING AT OR ABOVE THE FLOOD LEVEL OF THE SINK OR DRINK BOARD, WHICHEVER IS HIGHER. CPC 607.4

SHOWER FLOORS AND WALLS WITHIN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE, SUCH WALL SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CBC 607.4.

CLEARANCES REQUIRED FOR TOILET: 30 INCHES SPACE WITH 24 INCHES CLEAR IN FRONT. CPC 402.5

PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES ARE REQUIRED AT 1/2" SHOWER MIXER HEADS. CPC 402.5

PROPERTY INFORMATION:

ADDRESS: 205 EL SALTO DRIVE
CAPITOLA, CA 95010

APN: 036-131-19

APPROX. LOT SIZE: 2,439 SF

APPROX. SQUARE FOOTAGE: 675 SF

FIRST FLOOR ADDITION: 284 SF

SECOND FLOOR ADDITION: 314 SF

BASEMENT ADDITION: 298 SF - 250 SF FAR EXCL = 48 SF

RE-MODELED SQUARE FOOTAGE: 683 SF

ZONING: R-1

COASTAL: YES

OCCUPANCY: R-3

CONSTRUCTION TYPE: V-B

FIRE SPRINKLERS: NO

APPLICABLE CODES: 2019 CBC, CRC, CFC, CPC, CMC, CEC, 2019 CAL. GREEN BLDG. STANDARDS, 2019 CAL. ENERGY STANDARDS, & CAPITOLA CITY AMENDMENTS

PARCEL MAP:



SCOPE OF WORK:

- 264 SQUARE FOOT AND BASEMENT ADDITION CONSISTING OF:
- 264 SQUARE FOOT ADDITION ON MAIN LIVING LEVEL FOR DEN AND 1/2 BATH
 - NEW 2ND FLOOR ADDITION FOR MASTER SUITE (BEDROOM, CLOSET & BATH)
 - 186 SQUARE FOOT BASEMENT ADDITION (UNDER MAIN LEVEL ADDITION)
 - REMOVE EXTERIOR LAUNDRY CLOSET AND MOVE TO NEW BASEMENT
 - NEW DUCTLESS MINI-SPLIT SYSTEM (DEFERRED SUBMITTAL)
 - NEW ACCORDION DOOR TO BACK YARD
 - NEW WOOD FRAMED LANDING AND STEPS TO GRADE AT ACCORDION DOOR
 - NEW WINDOWS IN BASEMENT, MAIN LEVEL, AND SECOND STORY ADDITION
 - VAULTED CEILINGS IN SECOND STORY ADDITION
 - NEW STAIRCASE BETWEEN NEW BASEMENT, MAIN LEVEL, AND SECOND STORY ADDITION
 - NEW PLUMBING FIXTURES IN NEW HALF BATH & MASTER BATH
 - NEW LED LIGHTING, SWITCHES AND OUTLETS IN ADDITION



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SITE PLAN PROJECT INFORMATION, GENERAL NOTES

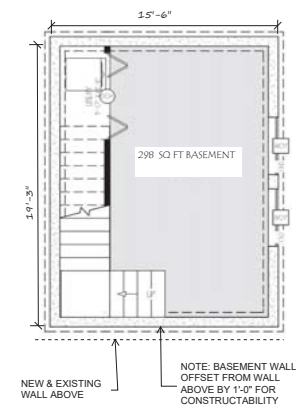
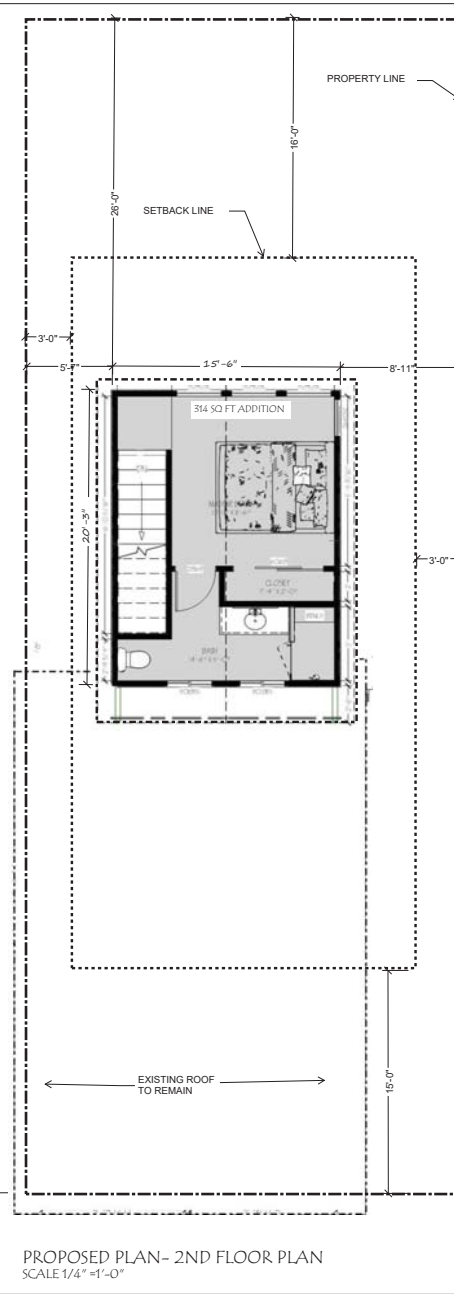
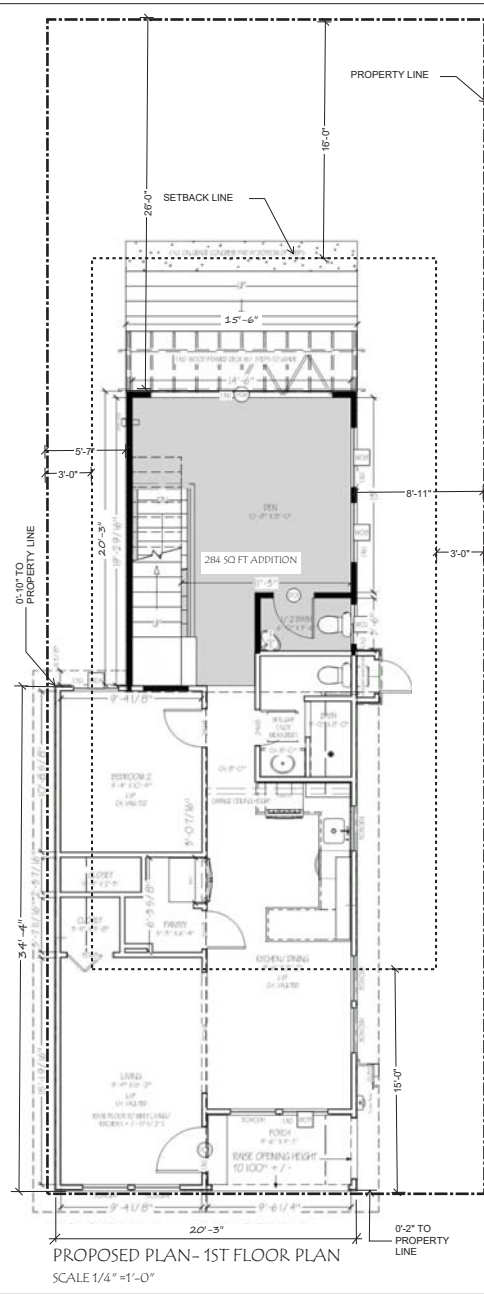
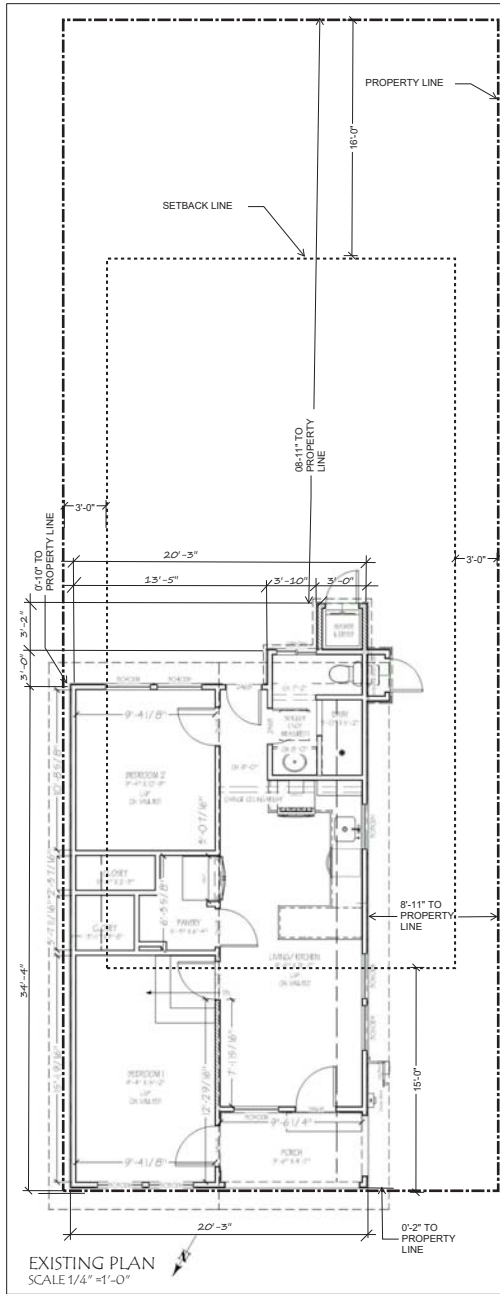
MENNINGER RESIDENCE
 205 EL SALTO DRIVE
 CAPITOLA, CA 95010
 APN: 036-131-19

REVISIONS	
DATE	REVISION

SCALE: AS NOTED

DATE: 1-18-2021

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EXISTING PLANS, PROPOSED PLANS,

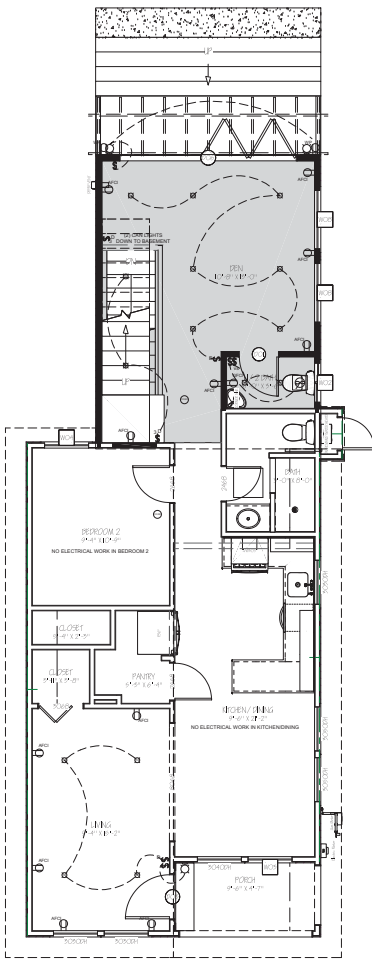
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REVISIONS	
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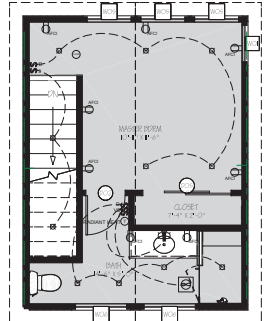
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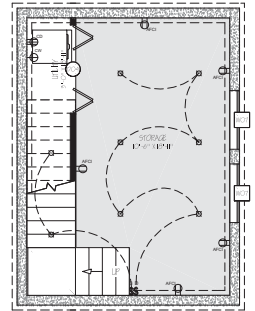


PROPOSED ELECTRICAL PLAN - 1ST FLOOR
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
SYMBOL	DESCRIPTION
[Symbol]	WALL MOUNTED LIGHT FIXTURES: WALL MOUNTED
[Symbol]	WALL MOUNTED LIGHT FIXTURES: SURFACE MOUNTED RECESSED
[Symbol]	WALL MOUNTED LIGHT FIXTURES
[Symbol]	RECESSED DOWNLIGHT: OPEN, NO WALL, GFI
[Symbol]	RECESSED DOWNLIGHT: RECESSED, 3-WIRE, 4-WIRE
[Symbol]	RECESSED DOWNLIGHT: WOODEN ROOF
[Symbol]	RECESSED
[Symbol]	CARBON MONOXIDE / SMOKE DETECTOR: GFI (RECESSED) WALL MOUNTED



PROPOSED ELECTRICAL PLAN - 2ND FLOOR
SCALE: 1/4" = 1'-0"



PROPOSED ELECTRICAL PLAN - BASEMENT
SCALE: 1/4" = 1'-0"

TABLE 150.0-A CLASSIFICATION OF HIGH EFFICACY LIGHT SOURCES	
High Efficacy Light Sources	
Light sources shall comply with one of the columns below:	
Light sources in this column other than those installed in ceiling recessed downlight luminaires are classified as high efficacy and are not required to comply with Reference Joint Appendix JAB.	Light sources in this column are only considered to be high efficacy if they are certified to the Commission as High Efficacy Light Sources in accordance with Reference Joint Appendix JAB and marked as required by JAB.
1. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts.	9. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in Section 150.00(x)(1)(C).
2. Pulse-start metal halide light sources.	9. Any light source not otherwise listed in this table.
3. High pressure sodium light sources.	
4. Luminaires with hardwired high frequency generator and induction lamp.	
5. LED light sources installed outdoors.	
6. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting.	

ELECTRICAL NOTES:

ANY NEW RECEPTACLE OUTLETS IN ROOMS OTHER THAN THE KITCHEN, BATHROOMS, CLOSETS, UTILITY ROOMS, HALL AREAS, AND THE GARAGE SHALL BE PROVIDED SO THAT NO POINT ALONG THE FLOOR LINE IS MORE THAN 6 FEET MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH. FLOOR MOUNTED RECEPTACLES LOCATED WITHIN 18 INCHES OF THE WALL MAY BE COUNTED AS PART OF THE REQUIRED NUMBER OF OUTLETS. OUTLETS Satisfying GENERAL OUTLET SPACING SHALL BE LOCATED WITHIN 9 FEET VERTICALLY ABOVE THE FLOOR.

AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

ALL 120-VOLT, SINGLE PHASE, 15 AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT BEDROOMS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, PENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FULT CIRCUIT INTERRUPTER (AFCI) INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.

ALL NEW ELECTRICAL OUTLETS TO BE TAMPER PROOF, CEC 406.42

AT LEAST ONE WALL RECEPTACLE OUTLET SHALL BE INSTALLED IN BATHROOMS WITHIN 5 FEET OF OUTSIDE EDGE OF EACH BASIN, CEC 210-52(5)(c)

BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT, SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS, GFCI PROTECTION REQUIRED FOR ALL BATHROOM OUTLET RECEPTACLES, CEC 210-68(x)(1)

ALL INSTALLED LIGHTING SHALL BE HIGH EFFICACY IN ACCORDANCE WITH TABLE B100-A OF THE CALIFORNIA ENERGY CODE, CEC 160.00003.01

ALL NEW LIGHTING IN BATHROOMS, GARAGES, LAUNDRY AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND AT LEAST ONE LUMINAIRE IN EACH SPACE SHALL BE CONTROLLED BY A VACANCY SENSOR.

ALL NEW LIGHTING IN OTHER ROOMS SHALL BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR OR DIMMER, CLOSETS THAT ARE LESS THAN 70 SQUARE FEET ARE EXEMPT FROM THIS REQUIREMENT.

ALL NEW EXTERIOR LIGHTING MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A PHOTOCONTROL / MOTION SENSOR COMBINATION.

RECESSED DOWNLIGHT LUMINAIRES IN CEILING MUST BE INSTALLED PER CEC 160.0003.01 BE LISTED, RATED, LABELED FOR A LUMENAGE LESS THAN 2.0 CFM, BE SEALED WITH A GASKET OR CALK TO THE CEILING, HAVE ACCESSIBLE BALLASTS / DRIVERS IF APPLICABLE, NOT CONTAIN A SCREW BASE SOCKETS, CONDUIT WIRING, AND MARKED JAB-2016-E AS SPECIFIED IN REFERENCE JOINT APPENDIX JAB, CEC 160.0003.01

JAB-2016 OR JAB-2016-E LABELING IS REQUIRED FOR LIGHTING, DIMMERS OR VACANCY SENSORS SHALL CONTROL. ALL LUMINAIRES REQUIRED TO HAVE LIGHTING SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB, CEC 160.0003.01, B100-C(2)(2), TABLE B100-A, EXCEPTIONS ARE PROVIDED FOR CLOSETS SMALLER THAN 70 SQUARE FEET IN FLOOR AREA AND LIGHT FIXTURES FOR HALLWAYS, CEC 160.0003.01

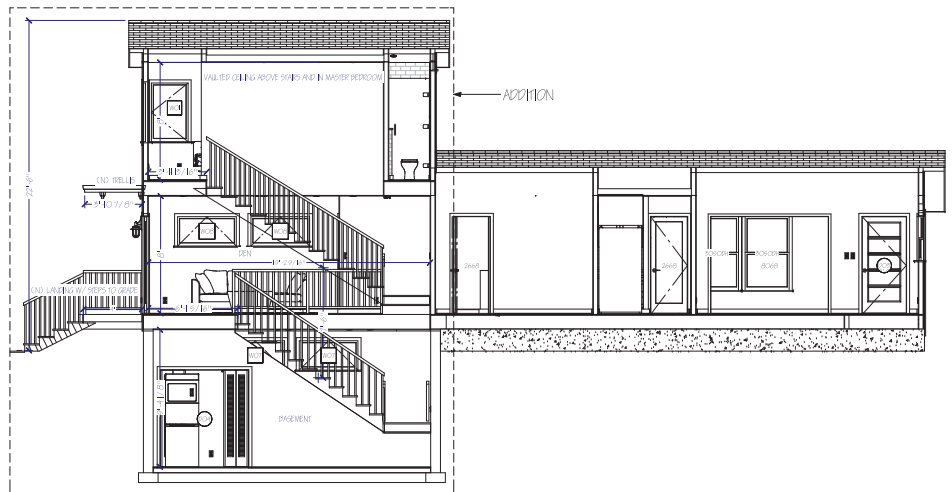
SCREW BASED LUMINAIRES SHALL BE HIGH EFFICACY AND CONTROLLED BY DIMMERS OR VACANCY SENSORS, INSTALLED LAMPS SHALL BE MARKED WITH JAB-2016 OR JAB-2016-E AS SPECIFIED IN REFERENCE JOINT APPENDIX JAB, LIGHT SOURCES NOT MARKED JAB-2016-E SHALL NOT BE INSTALLED IN ENCLOSED LUMINAIRES, CEC 160.0003.01, B100-C(2)(2).

A MIN 90 CFM BATHROOM EXHAUST FAN IS REQUIRED FOR EACH BATHROOM, THESE FANS SHALL BE ENERGY STAR RATED AND WHEN NOT PART OF THE WHOLE HOUSE VENTILATION SYSTEM, SHALL HAVE HUMIDISTAT CONTROL.

SMOKE DETECTORS SHALL BE LOCATED IN EACH BEDROOM AND IN THE HALL BETWEEN THE HALL AND THE BEDROOMS FOR A REMOOR, THESE MAY BE BATTERY OPERATED, FOR NEW CONSTRUCTION, ALL NEW SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL ALSO BE EQUIPPED WITH A BATTERY BACKUP, THEY MUST ALSO BE INTERCONNECTED UNLESS TESTS DEMONSTRATE THAT THE ALARM FROM ANY DETECTOR IS AUDIBLE IN ALL SLEEPING AREAS.

CARBON MONOXIDE ALARMS ARE REQUIRED ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS (IE, HALLWAYS) IN DWELLINGS WHERE TWO OR MORE CARBON MONOXIDE ALARMS ARE REQUIRED, THEY SHALL BE INTERCONNECTED IN SUCH A MANNER THAT ACTIVATION OF ONE SHALL CAUSE ACTIVATION OF ALL IN THE DWELLING UNIT.

A SUPPLEMENTAL HEATING UNIT MAY BE INSTALLED IN A SPACE SERVED DIRECTLY OR INDIRECTLY BY A PRIMARY HEATING SYSTEM, PROVIDED THAT THE UNIT THERMAL CAPACITY DOES NOT EXCEED 2kW OR 7,000 Btu/h and IS CONTROLLED BY A TIME-LIMITING DEVICE NOT EXCEEDING 90 MINUTES, SECTION 160.0003.01 (EXCEPTION)



BUILDING SECTION
SCALE: 1/4" = 1'-0"



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Erin L. Swartz

ELECTRICAL PLANS, ELECTRICAL
NOTES, BUILDING SECTION

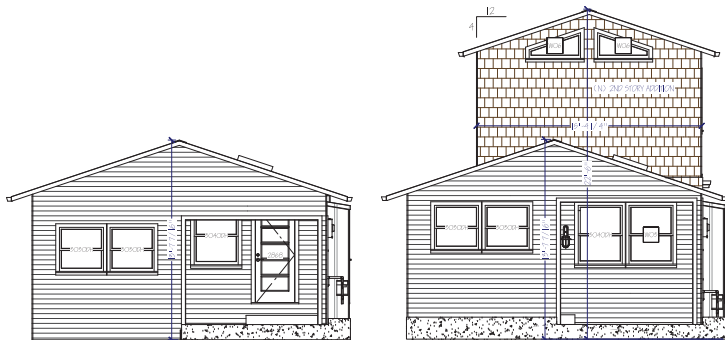
MENNINGER RESIDENCE
205 EL SALTO DRIVE
CAPITOLA, CA 95010
APN: 036-131-19

REVISIONS		
NO.	DATE	REVISION

SCALE:
AS NOTED

DATE:
1/18/2021

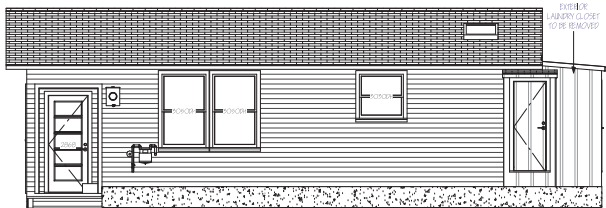
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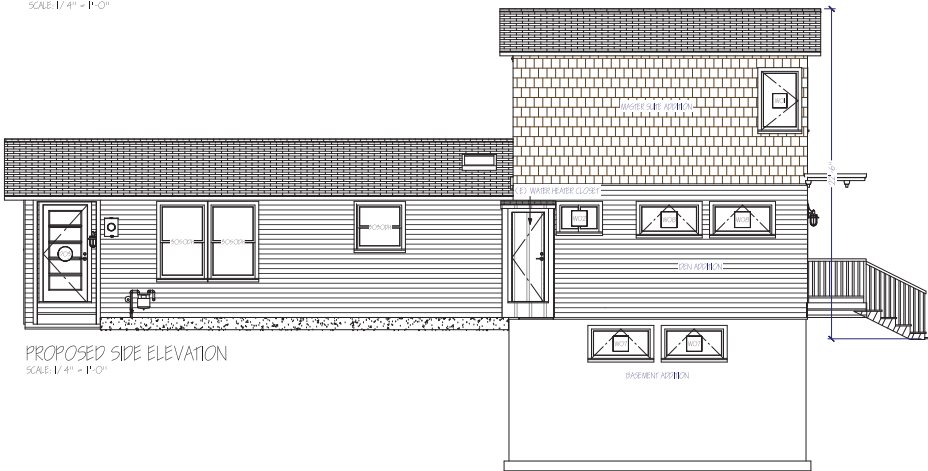
EXISTING FRONT ELEVATION
SCALE: 1/4" = 1'-0"



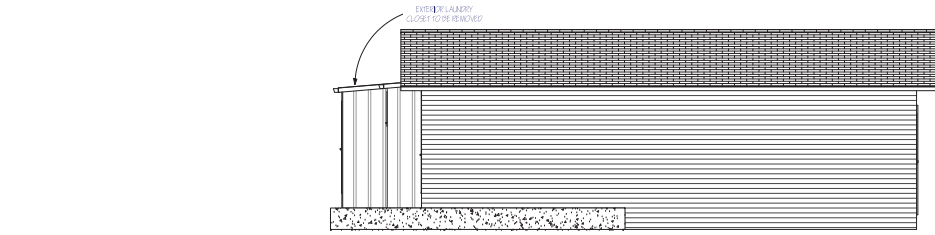
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



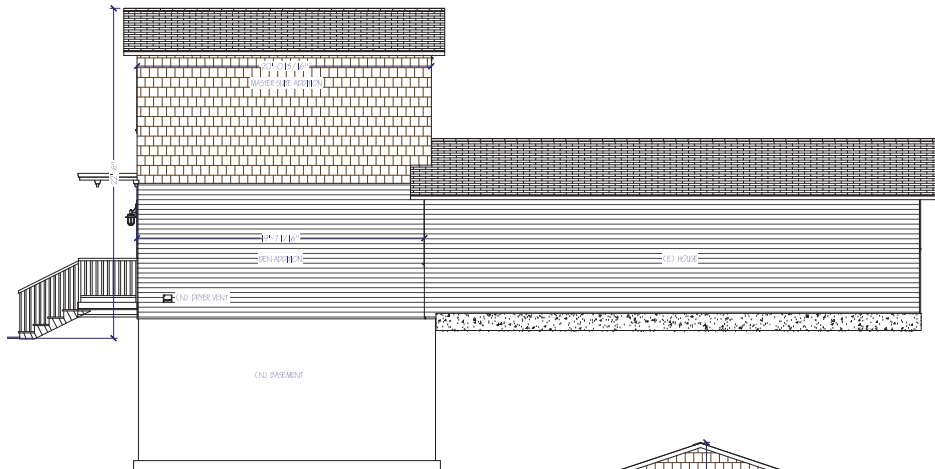
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PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



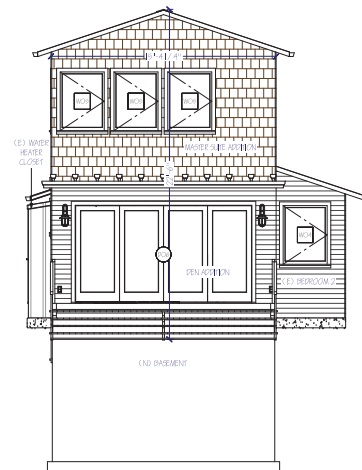
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PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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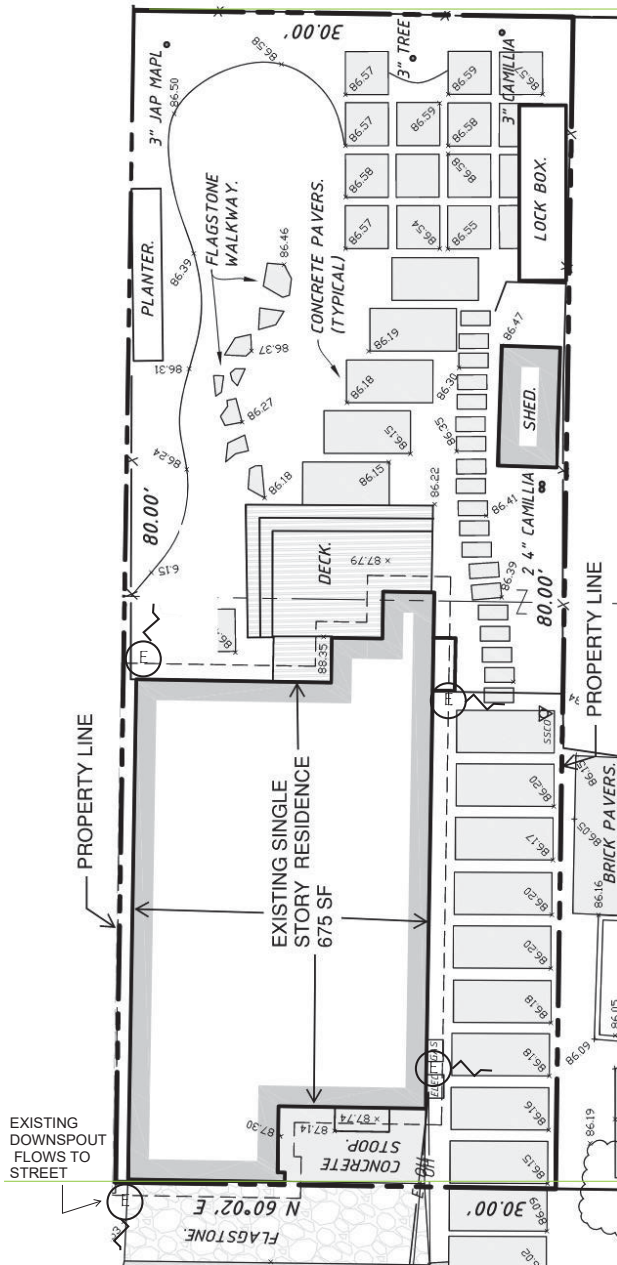
Pin L. Sewast

EXTERIOR ELEVATIONS

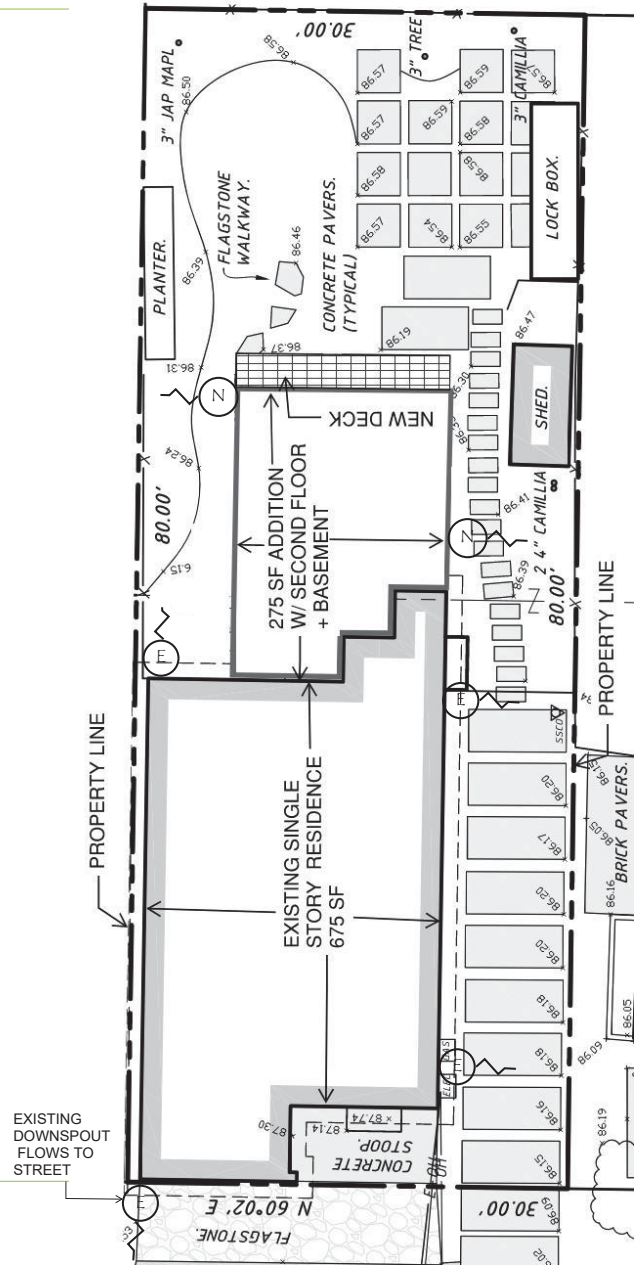
MENNINGER RESIDENCE
205 EL SALTO DRIVE
CAPITOLA, CA 95010
APN: 036-131-19

REVISIONS		
DATE	BY	REVISION

SCALE: AS NOTED
DATE: 1/18/2021
PAGE: A-4







DRAINAGE PLAN- EXISTING CONDITION



DRAINAGE PLAN- PROPOSED CONDITION

DRAINAGE PLAN NOTES
 THE EXISTING AND PROPOSED GRADING IS GENERALLY FLAT AS IS THE REST OF DEPOT HILL
 EXISTING DOWNSPOUTS FLOW INTO PERVIOUS LANDSCAPE EXCEPT AS NOTED
 NEW DOWNSPOUTS ON ADDITION WILL FLOW INTO PERVIOUS LANDSCAPE AREAS AT REAR YARD

LEGEND

-  EXISTING DOWNSPOUT
-  NEW DOWNSPOUT
-  CONCRETE PAD
-  GRAVEL OVER DIRT (PERVIOUS COVER) OR LANDSCAPE



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Ron L. Serwest

DRAINAGE PLAN

MEUNINGER RESIDENCE
 205 EL SALTO DRIVE
 CAPITOLA, CA 95010
 APN: 036-131-19

REVISIONS	
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 1/18/2021

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 C-1



ARCHIVES
ARCHITECTURE

PO BOX 1332
SAN JOSE CA 95109

June 11, 2020

Attn: Matt Orbach, Associate Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010
(Via email)

RE: Preliminary Historical Evaluation – 205 El Salto Drive, Capitola, CA
APN# 034-13-119

Dear Matt:

This letter constitutes a preliminary historic resource evaluation (Phase One Report) for the property located in the City of Capitola, County of Santa Cruz, at 205 El Salto Drive. The property contains one residential building.

Executive Summary

The residential property at 205 El Salto Drive was not identified as significant during the 1986 *City of Capitola Historic Structures List* that resulted in the listing of many of its neighbors. In 2005, prompted by the *Depot Hill Historic District Feasibility Study*, the property was listed on *City of Capitola Historic Structures List*. Its designation as “7N” indicates that additional evaluation is required. This letter is intended to provide that evaluation.

In the following preliminary historical evaluation, the property was not found to meet the criteria for designation as a Historic Feature utilizing the City of Capitola Historic Feature Ordinance, and it was not found to meet the criteria for placement on the California Register of Historic Resources.

The property is sited within the boundaries of the potential Depot Hill Historic District identified during the feasibility study conducted in 2004 by Archives & Architecture Historic Resource Partners. The property is shown in that study as non-contributing. Properties within districts or identified potential districts should prompt “design review by the architectural and site review committee, community development department, and/or planning commission [to] include... protection of historic features.” Any proposed project should undergo design review conducted in accordance with the character of the Depot Hill neighborhood, based on preserving the significance and historic integrity of the surrounding contributing buildings, their setting, feeling, and associations.

Intent of this Memorandum

An historical resource evaluation is often required in the State of California to accompany a project submittal when a city such as Capitola determines that extant structures on the property are at least 50 years old. This property is listed on the City of Capitola 2005 *Historic Structures List*, referencing the *Depot Hill Historic District Feasibility Study* of 2004; however, a property does not have to be listed on a historic resource inventory or historic property register to warrant this type of evaluation as a part of the development review process. Depending on the findings of the review,

further formal documentation could subsequently be required by the City of Capitola Community Development Department, including preparation of Department of Parks and Recreation (DPR)523 series recording forms, a more detailed assessment under the Guidelines of the California Environmental Quality Act, other types of documentation, or other reviews.

The 2005 listing indicates that the property was identified as 7N. This designation, according to the State of California Historical Resource Status Codes, indicates that the property “needs to be reevaluated.” To make significance determinations, the City of Capitola requires that the investigation be done by a qualified historical consultant who conducts the initial investigation and prepares the preliminary evaluation. The qualified preparer of this report reviewed the subject property under local and state criteria, to analyze eligibility for listing or designation as a significant property.

Policy and Regulatory Background

The City’s historic preservation policies recognize older buildings for their historical and architectural significance as well as their contributions to the identity, diversity, and economic welfare of communities. The historic buildings of Capitola highlight the City’s unique heritage and enable residents to better understand its identity through these links with the past. When a project has the potential to affect a historic resource which is either listed, or eligible for listing, on the California Register of Historical Resources, or is eligible for designation as a Historic Feature under City of Capitola’s criteria, the City considers the impact of the project on this significance. Each of these listing or designation processes is based on specific historic evaluation criteria.

A preliminary historic evaluation, as presented in this letter, can be used to determine the potential for historical significance of a building, structure, site, and/or improvement.

Previous Property Evaluation Status

The property was surveyed as a part of the 1986 City of Capitola Architectural Survey by Rowe & Associates. It was not identified as a significant property in that survey.

The parcel at 205 El Salto Drive is listed on the 2005 City of Capitola Historic Structures List. The property was first identified as part of the Depot Hill Historic District Feasibility Study (indicated by the designation “E” on the Historic Structures List).

The property is shown in the 2004 Depot Hill Historic District Feasibility Study as within the boundaries of the potential historic district, but not a contributor to the Depot Hill neighborhood.

The property at 205 El Salto Drive has not been previously evaluated locally at an intensive level. The property is not listed or designated as a part of any state or national survey of historic resources.

Qualifications

Archives & Architecture, LLC, is a cultural resource management firm located in San Jose, California. Leslie Dill, partner in the firm and the author of this letter, meets the Secretary of the Interior’s qualifications within the fields of historic architecture and architectural history to perform identification, evaluation, registration, and treatment activities in compliance with state and federal environmental laws, and is listed with the California Historical Resource Information System (CHRIS). The standards for listing are outlined in 36 CFR Part 61.

Methodology

The methodology used for this historic evaluation were limited in some ways due to travel and work restrictions during the Coronavirus Pandemic of 2020. The preliminary investigation into the history of the property and its associations was conducted remotely, utilizing both online and written sources, and the evaluation of the property was based on the context of the development of

the local area and early development in what is now the City of Capitola. The usual on-site visual inspection of the extant building was conducted by City Staff and conveyed to the evaluator electronically. Access to some commonly used sources at the County of Santa Cruz was not available. It is the belief of the evaluator that adequate research was able to be conducted to reach the conclusions presented in this letter for the purposes presented.

Property Description

The property addressed as 205 El Salto Drive consists of a rectangular property of just over 2,400 square feet on the south side of El Salto Drive, between Central and Saxon Avenues. The subject parcel was formed from rear portions of lots that are currently addressed in one parcel as 116 Central Avenue. El Salto Drive was formerly known as Prospect Avenue.



GIS Map of 205 El Salto Drive, Capitola. County of Santa Cruz Office of the Assessor.

Proposed Project

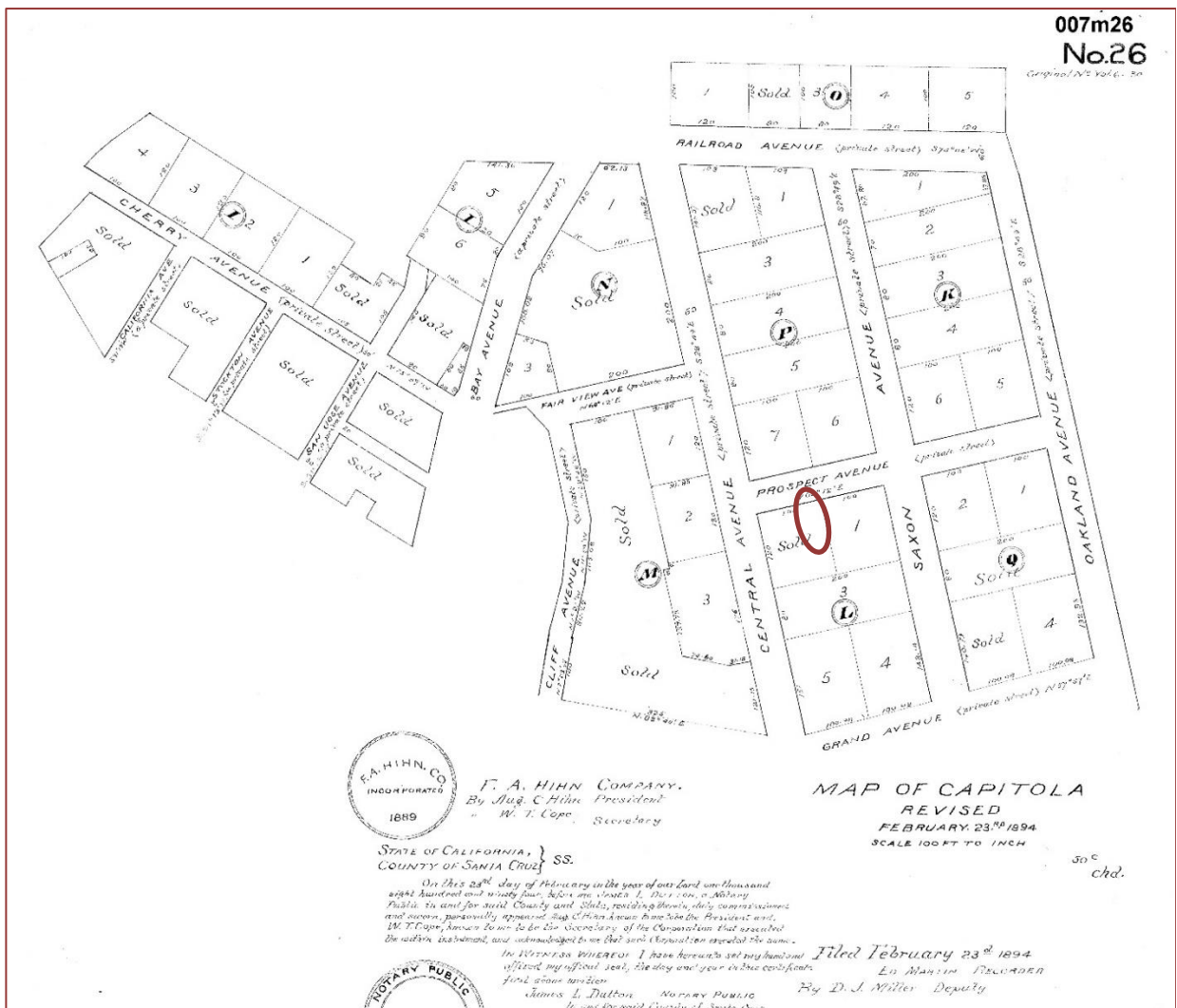
There is the potential for a two-story addition project at the property. The design of the future project is not reviewed in this preliminary evaluation.

Property History

In the Mexican era, this small piece of property was located within the greater Shoquel Rancho, an area of 1,668 acres owned by Martina Castro, granddaughter of Joaquin Isidro (Ysidro) Castro who came to Spanish California as part of the Anza colonialization party in 1776. The rancho was confirmed to her and her Irish second husband, Michael Lodge, soon after California became part of the United States. This rancho was bordered by Soquel Creek on the west, spanned the coastline to Borregas Creek (present-day New Brighton area), and extended north into the foothills. Castro ran

cattle and, with Lodge and others, opened a sawmill near the location of Soquel when the couple extended their holdings farther into the wooded mountains.

As Castro aged, her lands were distributed to her children and their families, and parts were sold, some under conditions that were not considered fair. The subject parcel was included in her lands sold to Augustus Noble, and ultimately Frederick A. Hihn acquired this portion of the Shoquel Rancho. Hihn was a prominent American-era developer in Santa Cruz County, with many commercial and industrial interests including railroads and landholding. From the mid-1800s until just after the turn of the century, Hihn was the primary landholder and developer of Capitola. His Hihn Company, intent on expanding the development of Camp Capitola as a tourist resort, acquired the lands on top of the cliffs overlooking the beach and river. The company built the resort hotel at the base of the cliffs, which included stairs that linked the hotel with an "observatory" tower on the bluff.



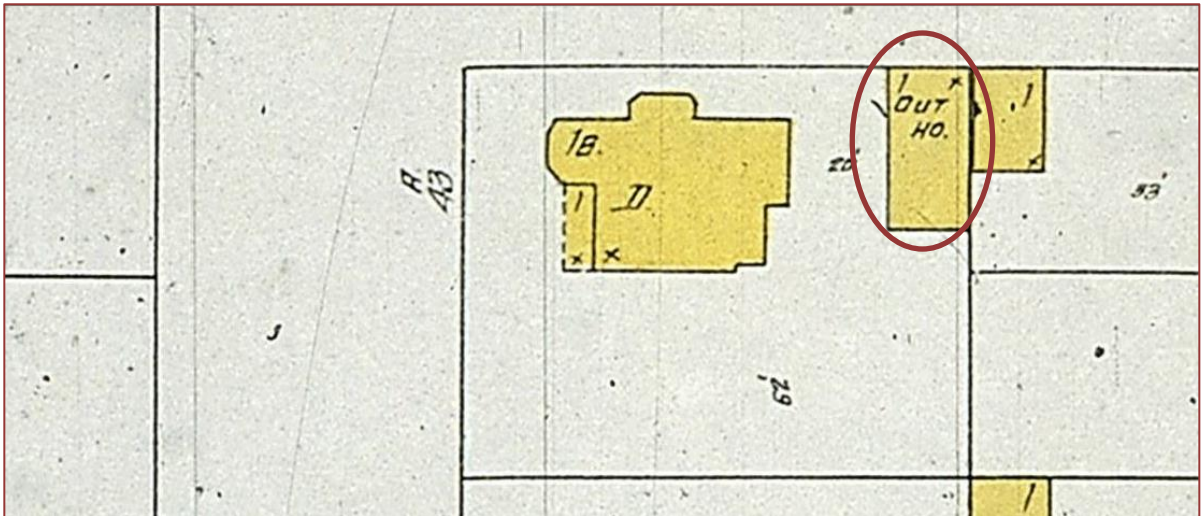
Detail of 1894 Map of Capitola No. 26. Courtesy County of Santa Cruz Assessor's Office.

After 1884, the area was subdivided into residential lots and sold by the Hihn development company. The current parcel takes up a corner of a 12,000-square-foot parcel made up of a pair of smaller lots. This larger parcel was marked as "sold" in 1894, known to be developed by the

Steinbuhler family of San Francisco. The Victorian-era house at 116 Central Avenue was their summer home. Per the Depot Hill Feasibility Study:

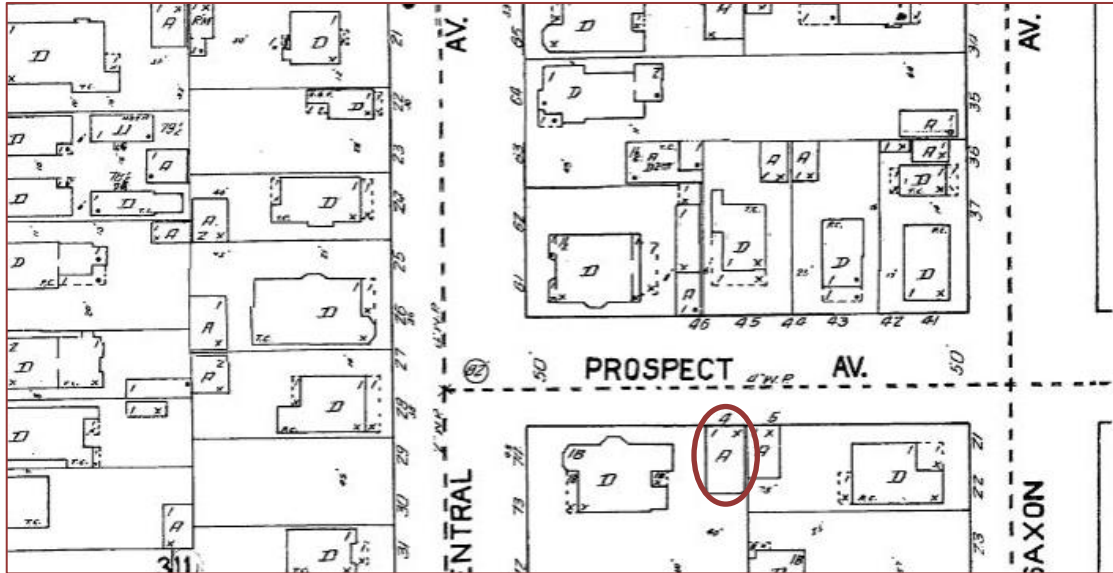
During this period (1884-1919), the local ethnic German American community is most closely associated with the neighborhood. The Hihn Company sold resort properties to residents from throughout Central California, many of the affluent German Americans from the Santa Clara Valley and elsewhere who were members of the Germania Verein, a social and athletic organization that helped maintain the old ways of life and provided opportunities for exercise.

The 1905 and 1917 Sanborn Fire Insurance Maps of the area illustrate the Steinbuhler home on its double-wide parcel with a one-story frame building at the northeast (rear) corner of the parcel, labeled “Out Ho[use].” The footprint of this building is a large rectangle approximately in the location of the current house at 205 El Salto. Due to its size, it may be interpreted that the building may not have been used (solely) as a privy and was also likely used for storage. It is clearly not, however, labeled as a stable. This outbuilding is set at the eastern property line, and is immediately adjacent to an outbuilding at the rear of the property to the east (117 Saxon Ave.)



*Detail from 1905 Sanborn Fire Insurance Map, illustrating the one-story wood-frame “Out Ho[use]” footprint in the location of the subject house, at the back of the property facing Central Avenue.
Courtesy of the Digital Map Collection, UCSC Library.*

By 1927 the Sanborn Insurance Map illustrated that the outbuilding had been replaced with, or, more likely relabeled as, a detached automobile garage, also shown in 1933. Its footprint remained a rectangle of approximately the same size as in earlier maps, and the building continued to be immediately adjacent to an outbuilding at the rear of the parcel to the east, also now identified as a garage on these two maps. The current cottage on the subject site has a different footprint from the garage; the existing house is wider and deeper on the parcel than the early twentieth-century outbuilding.



Detail of 1933 Sanborn Fire Insurance Map. Showing the footprint of the outbuilding/automobile garage on El Salto Drive that preceded the subject house (previously known as Prospect Avenue). The 1927 Sanborn Map is similar. Courtesy of the Digital Map Collection, UCSC Library.



Detail of Santa Cruz County Assessor Map 36-13, showing the parcel split and combination of original lots 25 and 27 (unknown date). (Courtesy of the Santa Cruz County Assessor)

The Santa Cruz County Assessor online record reports that the house was built in 1947. Although assessor building dates for older houses, such as those built in the nineteenth or early twentieth centuries are not fully reliable, a mid-century date is more probable because the files were compiled within recent memory of the 1940s. Combined with the original physical appearance of the house as documented online and outlined later in this report, the assessor's date of construction appears credible and likely. Because of the lack of access to historic records at the County of Santa Cruz (due to the coronavirus pandemic), the lot line split and combination dates of parcels could not be discovered. This might have helped confirm the date of construction of the house.

The property and surrounding neighborhood were included in the incorporation of the City of Capitola in 1949.

Neighborhood Context

The area surrounding the subject property was surveyed by Rowe & Associates in 1986 during the *City of Capitola Architectural Survey*. Within the neighborhood, 62 properties were identified in the report as significant. This property was not included on the inventory, indicating that it was not considered to meet the criteria for listing.

The area was further studied in the *Depot Hill: Historic District Feasibility Study* in June 2004, by Archives & Architecture. On the map that indicates “Properties in the initial study area that appear to be consistent with the period of significance or are individually significant,” the subject parcel is shown between two contributors. Per the 2004 feasibility report, “...the Depot Hill neighborhood is significant for:

- *its representation of a comprehensive pattern of development of [sic] within the historic community of Capitola;*
- *its association with the Hihn “Camp Capitola” period of development; and*
- *the breadth of architecture and vernacular building types embodied within the extant structures that lie within the boundaries of the neighborhood.*

The neighborhood, as a place, presents a unique and distinct experience of the visual aspects of neighborhood life in a resort community for most of the historic period, extending from 1884 to 1919, and even to recent times. The district maintains a high level of physical integrity to its evolution around the turn of the 20th century. Although there have been a number of contemporary structures inserted into the neighborhood fabric, as property owners continue to build in the area, most of these buildings have not been intrusive to the historic fabric, and have actually helped to stabilize the area with an infusion of investment and continued use, unlike many historic areas that have been subject to physical decline.

The house at 205 El Salto Drive, built in approximately 1947, was not constructed during the Period of Significance of the potential district from 1884 to 1919 (the Hihn years). The house is a vernacular cottage of modest size and with modest form and detailing, so, although it is not a contributor to the significance of the potential district, it is also “not... intrusive” per the significance statement.

Per the 2004 Draft *Historic Context Statement of the City of Capitola* (Context Statement) by Carolyn Swift, Depot Hill is associated with the Frederick A. Hihn resort-development years, identified as part of the Phase I Residential Period of Significance of Economic Development of Capitola, dating from 1884 to 1913. Per the Context Statement:

Capitola has always been a residential community, whether its inhabitants were summer visitors or lived in Capitola full time. A substantial number of the city’s residential properties were developed prior to World War II and constitute the bulk of the historically significant resources in the city. The earliest were simple vernacular style, like the small houses on Stockton, San Jose, and California Avenues in the earliest subdivision; Lawn Way in the central village; farmhouses on Hill and Pine Streets; cottages in the Riverview Avenue tract and on Central Avenue on Depot Hill, and Camp Fairview houses in the Jewel Box...

The Context Statement defines Significance as follows: “Properties associated with the context of architectural development include single-family homes, apartments, vacation cottages and

cabins...” The Context Statement notes that “Significance of single-family residences are those directly related to Capitola’s architectural chronology as described above.” Vernacular residential construction in the post-World-War-II years are not identified as part of the significant architectural chronology in the Depot Hill area nor in the city at large.

Architectural Description

The original house form and detailing—prior to a recent house remodeling project—were photographed by Google Streetview and still available in real estate listings. The Santa Cruz County Assessor records indicate that the house was built around 1947, and the design and detailing visible in the pre-renovation online documentation serves to confirm the original age of the cottage. The low overall form, with its gabled roof and recessed concrete stoop, along with the now-removed horizontal-lite French doors and wide double-hung windows with dog-eared upper sash, as well as its V-groove siding are representative of a vernacular Minimal Traditional House of the 1940s or 1950s. Minimal Traditional designs are an early-to-mid-twentieth-century transition between the revival styles of the 1920s and 30s and post-war Ranch-style design. They generally feature compact footprints with moderately sloped gabled or hipped roofs; they are set low on their foundations with limited trim or decorative elements.

The house at 205 El Salto Drive is set relatively close to the roadside with no city sidewalk. Half of the northern planting area, in front of the main portion of the house, is filled with recently planted succulents. The remaining north setback area is infilled with new flagstone set in gravel. There is a wood fence and gate at the back of the driveway. The east side is set at the property line, as is the cottage to the east. The rear yard features a new deck set into a river-rock background.

The house appears to have its original footprint and roof form. It has a full-width gabled roof above a compact rectangular footprint. At the northwest corner is a recessed stoop entrance. The concrete porch floor is one step above grade, and there are two doors that open onto the porch; one is reached by a step; the other is set lower to the porch level. The house is set on a concrete perimeter foundation, punctuated by small crawl-space vent openings, indicating a mid-century foundation.

The roof slope is moderate, in keeping with a 1940s construction date. The eaves are shallow in depth, with exposed rafter tails at the sides and shallow overhangs at the gable ends. The front rake eave is sheathed in plywood or a similar smooth material; the rear gable eave has booth smooth sheathing and narrow v-groove sheathing, likely original. The roof is topped by composition shingles, and there are applied metal gutters in a fascia profile. Recent skylights punctuate the roof. The walls are clad in horizontal wood v-groove siding. The corner moldings are narrow flat-board trim. At the front gable is an extremely small formed-metal attic vent. The windows are 1/1 replacement sash placed in pairs and individually around the house. The front paired focal window is surrounded by new siding that is offset in pattern from the historic siding, but the older photographs show the same siding treatment. The other windows visible from the street are set into the original openings. The top and side casings of the windows are flat board, as are the aprons below the sill. There are two entry doors at the front porch; both are replacement three-light translucent-glazed doors with horizontal lites that indicate twenty-first-century design trends. There are is a back door opening onto the deck; it features a single viewing lite above a single flat panel.



Front Façade. Viewed facing south. May 2020. (Photo by Matthew Orbach, City of Capitola)



Front Façade prior to renovations. Viewed facing south. Documenting original house details. (Photo taken from Google Streetview, Accessed May 2020)

The front (north) façade features a paired focal window unit at the front wall; there is a single, wide window set beneath the porch roof, adjacent to the north-facing front door. The second front door faces west, into the porch area. The west side façade features a paired window unit near the recessed front porch opening and a single, smaller window near the back corner. The southwest corner of the house has been extended with three small bump-outs. Each of these is clad in T1-11 vertical siding and has a flat roof supported on joists with exposed tails. One of these additions is used for utilities and includes a door, facing west, fashioned from siding; one of the additions has a sliding window that indicates living space or interior storage, and the third small space is a storage locker that opens onto the rear deck. The main rear façade features a slightly off-center door and a paired window unit near the east corner. The east façade is not visible because this house and the adjacent building are sited too closely.

In Capitola, small cottages are sometimes determined to be relocated nineteenth-century Camp Capitola cabins. These cabins are historically significant to the development of the City. The limited photographic and related documentation of this house do not indicate that this might be the case here. The footprint is a different size than the historic cottages, and the recessed porch is not in keeping with the historic rectangular footprints of the camp buildings. The roof features exposed rafter tails. The walls appear to have thickness, rather than being board-construction. The exterior materials are fully representative of the projected mid-century construction date, whereas, the historic cottages were board-and-batten, with different window designs. If it is an early cabin, it would seem to have lost its historic integrity. Additional site investigation is recommended if the cottage were ever to be proposed for demolition.



Detail of Front Porch Corner. Viewed facing southeast. Illustrating horizontal lites on west-facing door and dog ears on upper window sash prior to renovations. (Google Streetview, accessed May 2020)



*Detail of Front of House. Viewed facing south. Showing proximity to neighboring cottage. May 2020.
(Photo by Matthew Orbach, City of Capitola)*



*Detail of Front Porch and West Elevation. Viewed facing east. Showing concrete porch floor, exposed rafter tails, v-groove siding and altered door and windows. May 2020.
(Photo by Matthew Orbach, City of Capitola)*



West Façade. Viewed facing northeast. May 2020. (Photo by Matthew Orbach, City of Capitola)



*Utility Addition to Southwest Corner of House. Viewed facing east. May 2020.
(Photo by Matthew Orbach, City of Capitola)*



Rear Elevation. Viewed facing north. Indicates utility addition and altered paired window unit. May 2020. (Photo by Matthew Orbach, City of Capitola)

Integrity

According to the California Office of Historic Preservation *Technical Assistance Series #6*

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

Although the historic integrity of the current residential property at 205 El Salto Drive is somewhat intact, aspects of its historic integrity have been compromised over time. The location of the house has remained constant since its presumed construction date of 1947. The development of Depot Hill had occurred relatively early within the history of Capitola, and the residential neighborhood, although altered over time with remodeling and some infill, would be substantially consistent with the original setting of the house at the time it was built. The house, with its recent alterations, evokes very little of its original feeling of a mid-twentieth-century vernacular residence. Because of the simplicity of the house, the window and door replacements have obscured much of the key recognizable elements of the original design. These changes have also reduced the integrity of the historic materials although the eaves, siding, trim, and attic vents provide some historic continuity. There were few elements that embodied artisanship, so this aspect of integrity is not applicable.

The house has no known significant associations with the historic patterns of development of Depot Hill, and has not been associated with significant personages, architectural development, or historical events, so its associations are not applicable to its integrity.

California Register of Historic Resources Evaluation

The California Office of Historic Preservation describes the California Register as a “...program [that] encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.” There are four criteria for designation, evaluated for 1410 Prospect Avenue as follows:

(1) Historic Events and Patterns

The house has been on the subject property for approximately 73 years, and it has undergone recent alterations. Built after the period of significance of the surrounding neighborhood, it is not representative of the localized historical patterns of development of the city and was determined in 2004 not to contribute to the historic significance of the potential Depot Hill Historic District. It is not associated with the themes of importance to the community as presented within the 2004 draft *Historic Context Statement*. The property would therefore not appear to be eligible for the California Register based on significant events or patterns of history under California Register Criterion (1).

(2) Personages

Remote preliminary research could not identify any significant families associated with the property. The property cannot be found eligible for the California Register under Criterion (2)

(3) Architecture

Although altered, the cottage remains substantially recognizable as an older vernacular house from the mid-twentieth century, the house is not a distinguished example among buildings from this period. The remaining historic materials are relatively common and used in a vernacular manner, so do not embody exceptional significance for their quality or workmanship. The replacement of the doors and windows has caused a loss of integrity of design. The designer of the house could not be discovered during the research for this preliminary study, so there are no identifiable associations with a particular designer or architect. The property would therefore not qualify for the California Register under Criterion (3).

Potential to Provide Information

The property has no known associations or identified materials that indicate that it might lead to the discovery of significant information. The property would therefore not qualify for the California Register under Criterion (4).

Capitola Historic Features Ordinance Evaluation

The Capitola Historic Features Ordinance (Municipal Code 17.87.030) allows for the designation of local historic resources, known as historic features. The designation requires that a property must “evidence one or more” of 11 qualities. The property at 205 El Salto Drive cannot be found to meet any of these criteria. The house is not “...particularly representative of a distinct historic period, type, style, or way of life,” “...an example of a type of building once common in Capitola but now rare,” “...of greater age than most other features serving the same function,” or “...connected with a business or use which was once common but is now rare.” Its architect or builder is not known so cannot be found to be “historically important.” The property is not identified as “...the location of an important historic event,” or “...identified with historic persons or important events in local, state, or national history.” “The architecture, the materials

used in construction, or the difficulty or ingenuity of construction associated with the proposed feature” cannot be found “...significantly unusual or remarkable.” The property does not “...materially contribute[s] to the historic character of the city.” It is not “...a long-established feature of the city,” nor “...a prominent and identifying feature of the landscape and is of sufficient aesthetic importance to be preserved.”

Conclusion

The property is not eligible as a historic resource, as the property does not meet any criterion of the California Register of Historical Resources and does not meet any City of Capitola Criteria for the Designation of Historic Features.

Although not labeled as a contributor to the potential historic district neighborhood of Depot Hill, the property is located within the proposed boundaries of the district, and it is sited between two identified contributing properties. It would be expected that this location would prompt “design review by the architectural and site review committee, community development department, and/or planning commission [to] include... protection of historic features.” The design review should in accordance with the significance of the neighborhood, based on the materials, size, scale, and massing of the surrounding contributing buildings.

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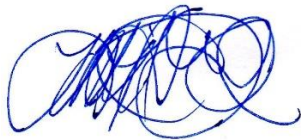
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