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.
S T A F F  R E P O R T

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-feet 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 Phantom:

Local Historian, Carolyn Swift:
**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

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Building Height</th>
<th>Floor Area Ratio (FAR)</th>
<th>Yards (setbacks are measured from the edge of the public right-of-way)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Building Height</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>R-1 Regulation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing</td>
<td>Proposed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>25 ft.</td>
<td>13 ft. 9 in.</td>
<td>22 ft. 6 in.</td>
<td></td>
</tr>
<tr>
<td><strong>Floor Area Ratio (FAR)</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lot Size</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Existing</td>
<td>Proposed</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2,439 sq. ft.</td>
<td>2,439 sq. ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maximum Floor Area Ratio</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>58% (Max 1,415 sq. ft.)</td>
<td>58% (Max 1,415 sq. ft.)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>First Story Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>675 sq. ft.</td>
<td>959 sq. ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Second Story Floor Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-</td>
<td>314 sq. ft.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Basement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-</td>
<td></td>
<td>48 sq. ft. (250 sq. ft. exempt from FAR)</td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL FAR</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>28% (675 sq. ft.)</td>
<td>54% (1,321 sq. ft.)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Yards (setbacks are measured from the edge of the public right-of-way)

<table>
<thead>
<tr>
<th>R-1 Regulation</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front Yard 1st Story</strong></td>
<td>15 ft.</td>
<td>0 ft. 2 in.</td>
</tr>
<tr>
<td><strong>Front Yard 2nd Story</strong></td>
<td>20 ft.</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Side Yard 1st Story</strong></td>
<td>10% lot width</td>
<td>Lot width: 30 ft.</td>
</tr>
<tr>
<td><strong>Side Yard 2nd Story</strong></td>
<td>15% of width</td>
<td>Lot width: 30 ft. 4 ft. 6 in min.</td>
</tr>
<tr>
<td><strong>Rear Yard 1st Story</strong></td>
<td>20% of lot depth</td>
<td>Lot depth: 80 ft. 16 ft. min.</td>
</tr>
<tr>
<td><strong>Rear Yard 2nd Story</strong></td>
<td>20% of lot depth</td>
<td>Lot depth: 80 ft. 16 ft. min.</td>
</tr>
</tbody>
</table>

**Encroachments (list all)**

- First-story front and side setbacks
  - Existing nonconforming
<table>
<thead>
<tr>
<th>Parking</th>
<th>Required</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Residential (under 1,500 sq. ft.)</strong></td>
<td>2 spaces total</td>
<td>0 spaces total</td>
<td>2 spaces total*</td>
</tr>
<tr>
<td></td>
<td>0 covered</td>
<td>0 covered</td>
<td>0 covered</td>
</tr>
<tr>
<td></td>
<td>2 uncovered</td>
<td>0 uncovered</td>
<td>2 uncovered</td>
</tr>
</tbody>
</table>

*2 substandard parking spaces provided.

**Variance Requested.**

**Underground Utilities: Required with 25% increase in area**

**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.
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
- **E** EXISTING DOWNSPOUT
- **N** NEW DOWNSPOUT
- **C** CONCRETE PAD
- **G** GRAVEL OVER DIRT (PERVIOUS COVER) OR LANDSCAPE
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 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 colonization 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.

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.).

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 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)
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.

**References:**


Capitola, City of.

  - *Historic Structures List.* 2005


  - *Adopted Map of Capitola.* 1888.
  - *Map of Capitola Revised.* 1894.


[https://www.estately.com/listings/info/205-el-salto-dr#gallery](https://www.estately.com/listings/info/205-el-salto-dr#gallery)

Sincerely:

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