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July 27, 2020

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

RE: Historical Status Review – 216 Central Avenue, Capitola, CA
APN# 036-12-222

Dear Matt:

This letter constitutes a brief review of the historical evaluation status for the residential property located in the City of Capitola, County of Santa Cruz, at 216 Central Avenue.

EXECUTIVE SUMMARY

It is the conclusion of this brief review that the property can be found qualified as a historic resource in the City of Capitola. This status would be based on its listing on the 2005 *City of Capitola Historic Structures List* as a contributor to the potential Depot Hill Historic District, although the property is listed with an incorrect address.

The residential property at assessor parcel number 036-12-222, currently addressed as 216 Central Avenue, includes a house that was identified on the City's 1986 survey when it was located at a nearby property (112 Central Ave.). A 1999 evaluation of that property indicated that the house on the 112 Central Avenue parcel would not qualify as an individual resource on a state or national level; however, at that time and at that address, the house and property was not evaluated for potential as a contributor to a historic district, as a district study had not yet been undertaken. In 2004, after the house had been relocated to the subject property, a historic district feasibility study, in concert with the citywide Historic Context Statement, identified the potential Depot Hill Historic District. The feasibility study identified the subject property, with its known-as-relocated historic house, as a contributing property to the potential district. The study erroneously listed the subject property as 220 Central Avenue, but it the study makes clear that it is the subject parcel that is identified as a contributor. Based on this study, an entry was included on the 2005 *City of Capitola Historic Structures List*, so the property is officially listed as a Historic Resource, even with the address error.

The property's historical significance is based on the house's status as a contributor to an identified historic district. Although relocated, the c. 1891 cottage continues to convey contributing associations with the Hihn years of development of the potential Depot Hill Historic District, and with the German immigrant community in the immediate area at the turn of the last century.

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.

Contributing properties within districts or identified potential districts should prompt a review for specific findings the City of Capitola municipal code. Any proposed project should be expected to undergo design review conducted in accordance with the character of the Depot Hill neighborhood, based on preserving the significance and historic integrity of the property within its surrounding contributing buildings and structures, including preserving the setting, feeling, and associations.

Proposed Project

There is a proposed remodeling and addition project at the property. The design of the future project is not reviewed in this review.

PROPERTY EVALUATION STATUS

The status of the subject address is associated with two properties in the recent past. The current property is addressed as 216 Central Avenue; this parcel includes a house that was relocated from 112 Central Avenue in about 2000. As necessary, the status of both parcels is identified in this status review.

1986 – City of Capitola Architectural Survey

Both properties were surveyed as a part of the 1986 City of Capitola Architectural Survey, a reconnaissance-level survey by Sara Boutelle, Roger Hatheway and Charles Rowe of Rowe & Associates. Per that document, "The objectives of the survey were to conduct an inventory of Capitola's architectural resources for community planning use and cultural appreciation, and to determine the feasibility of establishing an historic district." Within the neighborhood, 62 properties were identified in the report as significant. The subject parcel was not identified as a significant resource at that time; however, the subject house was listed on the 1986 survey at its former address of 112 Central Avenue. It is identified as "Vernacular Cottage c. 1900" with "Cross gable roof with lean-to roof porch and addition in opposite sideyards [*sic*]."



112 Central Avenue
Vernacular Cottage
c. 1900

Cross gable roof with lean-to roof porch and addition in opposite sideyards.

Entry from City of Capitola Architectural Survey. 1986.

1999 – Historic Report: For an Existing Residential Building Located at 112 Central Avenue, Capitola California

In November 1999, the property at 112 Central Avenue was the subject of an intensive-level survey by Charlene Duval and Franklin Maggi with Dill Design Group for Clyde Dyrdaahl, the owner at that time. The report found that the property was not individually eligible for listing on the California or National Registers, as follows:

The building was evaluated for significance based on age, integrity, and architectural value. While the building meets the 50 year-old threshold of both the national and California registers, and enough integrity remains of the original structure on the exterior to meet minimum requirements for eligibility. The building itself lacks distinctive characteristics or high artistic values that represents a significant or distinguishable entity in the community. The building therefore does not meet the minimum eligibility requirements to qualify for the national or California registers as an individual building of merit.



Primary Photograph from Historic Report: For an Existing Residential Building Located at 112 Central Avenue, Capitola California. Photo by F. Maggi. 1999.

The report did not evaluate the property—or its house—as a contributor to a potential historic district. The report describes that potential as follows:

Potential for Neighborhood Historic District

The potential exists that Depot Hill may qualify as an historic district that meets the minimum eligibility requirements for listing on the National and California registers. The early development of this neighborhood included a number of well-known community leaders of San José and Santa Clara. Many

of these early property owners were of German descent and were associated with San José's Germania Verein and Turn Verein. It cannot be determined within the scope of this report if this subgroup constituted a primary ethnic group associated with the Depot Hill neighborhood, or if this ethnic group was more a contributing factor to the development of a larger community of summer homes.

The determination of the eligibility of the neighborhood for the national or California registers is beyond the scope of this report, and would require extensive definition and evaluation of the boundaries, historical context, period of significance, and integrity of the area. Whether or not the subject building would be a contributor to this potential district would be speculative at this time.

The report also did not evaluate the property using City of Capitola Historic Feature criteria, for reasons that are now unknown.

2000 – Relocation

The cottage formerly identified at 112 Central Avenue was relocated to the subject parcel, at the southeast corner of Central Avenue and Escalona Drive.

2004 – Historic Context Statement for the City of Capitola

Per the June 2004 Draft *Historic Context Statement of the City of Capitola* (Context Statement) by Carolyn Swift, the Depot Hill neighborhood 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** [emphasis added], and Camp Fairview houses in the Jewel Box...*

The property at 112 Central had been identified in the 1999 report as associated with Herman and Louisa Hannemann; they purchased the property in 1891. That family is mentioned specifically in the Context Statement for significant associations with the Germania Verein in the Depot Hill neighborhood.

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." The relocated cottage is associated with the 1881-1895 development of cottages on "...Depot Hill built by German immigrants, members of the Turn Verien."

2004 – Depot Hill: Historic District Feasibility Study

Also in June 2004, Archives & Architecture: Heritage Resource Partners outlined the potential significance of the Depot Hill neighborhood in a feasibility study for the City of Capitola Community Development Department. As noted above, by that time, the house identified in the 1986 City Survey and 1999 Property Survey had been relocated from 112 Central Avenue to the subject

parcel. Because the feasibility study was developed at the same time as the City of Capitola context statement, the Depot Hill report states that it would not “...include research and preparation of a historic context statement for the neighborhood, but rather [focus] on identifying the visual sense of place.”

In the feasibility report, the policy framework notes that, “It has been a goal of the City of Capitola to promote a greater sense of historic awareness and community identity and to enhance the quality of urban living through preservation of historically significant structures and site.” The study reviewed the area for its fulfillment of two primary criteria:

1. the proposed historic district is a geographically definable area of urban or rural character, and
2. possesses a significant concentration or continuity of site, buildings, structures or objects unified by past events and/or aesthetically by plan or physical development.

In that report, maps clearly illustrate that the property is within the proposed boundaries of the potential historic district and identify the property as a potential contributor; however, the listing within the study confused the address. In the study, the property is identified as 220 Central Ave. and also implies that the property might have an address on Escalona Drive. It is clear that 216 Central Ave. is the referenced property because the listing refers to the relocation of the house from 112 Central Ave.

The house relocated to 216 Central Avenue was originally built during the Period of Significance of the potential district from 1884 to 1919 (the Hihn years). The house is originally owned by a German immigrant family, a significance also historically associated with the neighborhood.



Maps from the Depot Hill: Historic District Feasibility Study. Subject Property circled. (Left map: illustrates the identified district boundaries. Right map: identifies the contributors in gray). 2004.

Ref. No.	Address	Est. Date	Architectural Style	Within district	Comments (* indicates in 1986 survey)
CAP0127	210 Central Ave.	c1890s	Eastlake Pyramid Cottage	yes	* New windows. Plywood. Clipped pyramidal roof. Shed additions.
CAP0128	211 Central Ave.		Contemporary beach house	no	Two stories.
CAP0129	212 Central Ave.		Minimal Traditional	yes	Contemporary, one story.
CAP0130	214 Central Ave.	c1890s	Queen Anne	yes	* Deck and stairs added to front.
CAP0131	219 Central Ave.	Post 1933	Spanish Revival Motel	no	One story.
CAP0132	220 Central Ave.	1892	Folk Victorian	yes	Relocated from 112 Central Ave. Now addressed on Escalona.

Detail of the Listing of Identified Contributors from the Depot Hill: Historic District Feasibility Study. Note incorrect address. 2004.

2005 City of Capitola Historic Structures List

The property is listed in the 2005 *City of Capitola Historic Structures List*. It continued to be identified by the wrong address—220 Central Avenue, an address that does not exist in the City. This document indicates that the property is listed for its associations with the Capitola Architectural Survey of 1986 and the Depot Hill Feasibility Study of 2004 (indicated by the designations “D and E” on the Historic Structures List). It is identified as 7N; this designation, according the State of California Historical Resource Status Codes, indicates that the property “needs to be reevaluated.” Per the City of Capitola Municipal Code:

A potential historic resource is a site, structure, or feature that has previously been identified by the city as potentially historic and is included on a list of potentially historic resources as maintained by the community development department consistent with Section 17.84.050 (Maintenance of potential historic resource list). The purpose of the list of potential historic resources is to maintain an inventory of properties that are potentially historic for use by city staff when reviewing development project applications. (Ord. 1017 § 2 (Exh. A) (part), 2018)

SUMMARY AND CONCLUSION

The residential property at assessor parcel number 036-12-222, currently addressed as 216 Central Avenue includes a house that was identified on the City’s 1986 survey when it was located at a nearby property (112 Central Ave.). That property was intensively surveyed in 1999, prior to the publication of the Depot Hill Feasibility Study and the City of Capitola Context Statement. The property was not found to be individually significant on a state or national level at that time; however, the report included a disclaimer that it had not been evaluated for its potential significance as a contributor to a potential historic neighborhood. The house was relocated to the subject property around the year 2000.

In 2004, the Depot Hill Feasibility Study evaluated the neighborhood for potential significance as a historic district, and the City of Capitola Context Statement identified the historic significance of the surrounding area. In the Depot Hill Feasibility Study, the property was identified and listed as a contributor, but it was listed with an incorrect address. In 2005, the property was listed on *City of Capitola Historic Structures List*, without a correction of the address.

The property is within the identified boundaries of the Depot Hill Historic District, the house is identified as a contributor to the potential historic district, and the property is listed within the 2005 City of Capitola Historic Structures List (with an incorrect address).

Conclusion

It is the conclusion of this brief review that the property qualifies as a historic resource. The property's historical significance is based on the house's status as a contributor to an identified historic district. Although relocated, the c.1891 cottage continues to convey contributing associations with the Hihn years of development of Depot Hill, and with the German immigrant community in the immediate area at the turn of the last century.

QUALIFICATIONS and REFERENCES

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.

References:

Archives & Architecture, Heritage Resource Partners. *Depot Hill: Historic District Feasibility Study*. June 2004.

Capitola, City of.

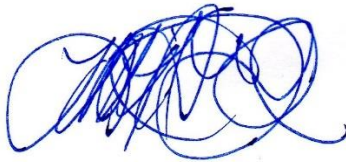
Historic Feature Ordinance. Accessed July 2020.

Historic Structures List. 2005

Rowe & Associates. *City of Capitola Architectural Survey*. 1986.

Swift, Carolyn. *Historic Context Statement for the City of Capitola*. Draft 2004.

Sincerely:



Leslie A.G. Dill, Architectural Historian and Historic Architect
Archives & Architecture, LLC