

September 29, 2020

Matt Orbach, Associate Planner
City of Capitola Planning Department
420 Capitola Ave.
Capitola, CA 95010

Re: 216 Central Ave., Capitola, CA – Preliminary Design Review Letter
APN. 036-122-22

Dear Mr. Orbach:

This letter summarizes the findings of our site visit and provides preliminary recommendations to the subject project's design drawings for conformance with the Secretary of the Interior's Standards for Rehabilitation.

Existing Site Conditions

On September 17, 2020 PAST Consultants, LLC (PAST) visited the subject property, located at 216 Central Avenue in Capitola, California, to view the existing conditions of the buildings. The site contains a modified house (circa-1891) constructed in the Vernacular Cottage style and a circa-1920s garage (**Figures 1 – 4**).



Figures 1 and 2. Left image shows the front (west) elevation, as viewed from the street. Right image shows the left side (north) elevation.

Both buildings were moved to the subject property's location in 2000. Prior to relocation, the original structures were located at 112 Central Avenue, in Capitola, California. Previous reports by others indicate that the subject property was constructed circa-1891 with a T-shape plan with gable roofs, a shed-roofed porch on the left side elevation, an open rear porch, Novelty wood siding and one-over-one, double-hung sash windows. After 1915, the front elevation received a small shed-roofed addition with an exterior masonry chimney and a rear shed-roofed addition that removed the original porch.¹

Following the property's relocation to the subject address at 216 Central Avenue, a large rear, gable roofed addition was constructed, removing the post-1915 rear addition (**Figure 3**). The garage was relocated and placed behind the house (**Figure 4**).



Figures 3 and 4. Left image shows the rear (east) elevation, with arrows indicating the large, circa-2000 addition installed behind the side gable roof. Right image shows the relocated garage.

Construction Chronology

Based on permits obtained from the City of Capitola Planning Department and the previous historical reports, the following is the building chronology:

- Circa-1891. Construct original house at 112 Central Avenue, with T-shaped plan and open porch.
- Circa-1915. Construct front, shed-roofed and chimney addition to right side elevation. Remove original rear open porch and construct rear addition.
- 2000. Relocate house and garage to present address. Construct 120-sf, gable-roofed rear addition and deck. Replace wood sash with vinyl-clad sash in original and new openings. Apply wood siding to brick chimney.

¹ Charlene Duval and Franklin Maggi for Dill Design, *Historic Report for an Existing Residential Building Located at 112 Central Avenue, Capitola, California*, 1999; and Archives and Architecture, *Historical Status Review – 216 Central Avenue, Capitola, California*, 7/27/2020.

Remaining Character Defining Features

The remaining character-defining features are:

- Moderately-pitched gable roofs with boxed eaves and wide wood fascia boards.
- Original T-shaped plan with street-facing gable end placed in front of a cross-gable mass.
- Shed-roofed entry porch on left side of front elevation (rails and supports replaced).
- Novelty (Channel) horizontal Redwood siding with corner boards.
- Original wood window surrounds (all original window sash replaced).

The Secretary of the Interior's Standards

Two publications provide both the standards and guidelines for analyzing new additions to historic buildings for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*:

- *The Secretary of the Interior's Standards for the Treatment of Historic Properties*: Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service, 1995, 1998; and
- *Preservation Brief 14, New Exterior Additions to Historic Buildings: Preservation Concerns*: Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service, Technical Preservation Services, August 2010.

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.²

The ten *Standards* for rehabilitation are:

² *The Secretary of the Interior's Standards for the Treatment of Historic Properties*: Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service, 1995, 62.

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

Preliminary Design Review

Preservation Brief 14, New Exterior Additions to Historic Buildings: Preservation Concerns summarizes the goals of designing additions to buildings that would conform to the *Secretary of the Interior's Standards for Rehabilitation*:

A new addition to a historic building should preserve the building's historic character. To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.³

³ Kay D. Weeks and Anne E. Grimmer, *Preservation Brief 14, New Exterior Additions to Historic Buildings: Preservation Concerns*, 2.

The subject house's remaining character defining features are minimal and include the original T-shaped plan and Vernacular Victorian-style wood details, including the roof fascia boards and corner boards, window surrounds and wood siding. These elements should be highlighted in the proposed rehabilitation design.

To maintain these features, the following recommendations to the submitted conceptual alteration drawings by Gigante AG, dated 6/4/2020. The primary *Standards* that apply to this project are *Standards 2, 5 and 9*. *Standards 2 and 5* seek to maintain the character defining features of the property, in order for it to maintain its historic integrity. The proposed two-story addition is large compared to the original square footage of the house. The street facing shed roof design and combined rear addition wrap around the corners of the original cross-gable mass, which obscures the T-shaped massing of the original house.

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


The proposed two-story addition is large and not in scale with the original, modest Vernacular-styled cottage. In addition, the proposed design does not differentiate from the original building mass and appears to utilize the same wood siding as the existing building.

The following general recommendations refer to the proposed design:

1. Consider reducing the square footage of the combined two-story/rear addition.
2. The shed-roofed form of the second-story addition is out of character with the forms of the surrounding Depot Hill neighborhood. Please consider a rear addition consisting of a hipped roof, second-story mass. A shed-roofed dormer could be placed on the west elevation to obtain the view of Capitola.
3. Begin the second story addition behind the rear eave line of the original house's cross gable, to allow the original cross gable to be evident in the new design.
4. Similar to Number 3 above, inset the sidewalls of the rear addition to allow the left- and right-side gable ends of the original cross gable to be visible.
5. Use different wall cladding to achieve differentiation between the original house and the proposed addition.

Please contact me with any questions regarding this preliminary review letter.

Sincerely,



Seth A. Bergstein
Principal